

64 ^{LOW COST} HOMES



DESIGNS FOR

Convenient Living

By

RICHARD B. POLLMAN

INCLUDING
**SPECIAL
RANCH HOME
SECTION**

BLUEPRINTS AND MATERIAL LISTS AVAILABLE
PALMQUIST & WRIGHT, ARCHITECTS
HOME PLANNERS, INC.



RICHARD B. POLLMAN

In many circles, both in and out of the profession, Richard B. Pollman is known as America's foremost home designer. As you go through this book, you'll see that his work is noted for its simplicity and straight-forward design — and for achieving the maximum of Convenient Living in each home, large or small.

Mr. Pollman's varied background in the housing field enables him to take the practical approach to designing. In addition to being the author of five widely distributed books on home planning, he is president of the Richard B. Pollman Building Company and has had a hand in the building of over a thousand fine homes in the Detroit area alone. Mr. Pollman is also the originator of the low cost factory-produced Pollman Homes in Modular Design, which are being distributed currently in twenty states by Thyer Mfg. Corp., Toledo, Ohio.

Since having been graduated from the University of Michigan Architectural School fifteen years ago, Mr. Pollman has been active in development work on radiant heating, solar principles and, in general, new products to better the livability and convenience of new homes. One of his inventions is a sealed metal fixed sash window that ventilates, yet keeps heat loss and condensation to a minimum. Other inventions include a concealed four point hinge which permits a door to move outward before pivoting; and a Solarmeter, which calculates the angles of the sun at any point on the earth and at any time of the year. This instrument is a great aid in helping the layman know about solar principles in home design.

His practical approach to home design and Convenient Living is conditioned also by his four children and a wife who likes to be her own homemaker with the minimum of outside help.

It will be interesting to watch the career of this enterprising pioneer in the field of homes; and as this book goes to press, material for Mr. Pollman's next book is already being assembled.

64 LOW COST HOMES

Creative work by HOME PLANNERS, INC.

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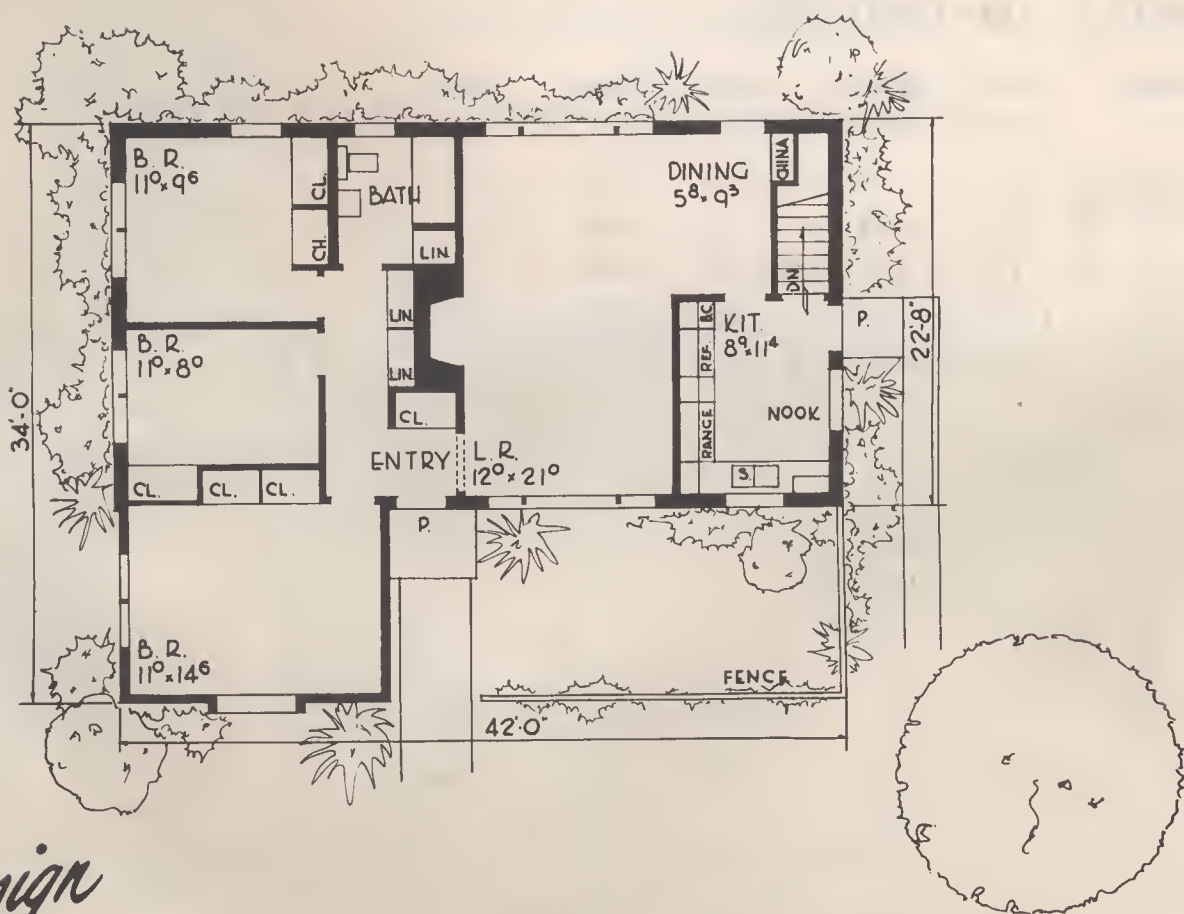
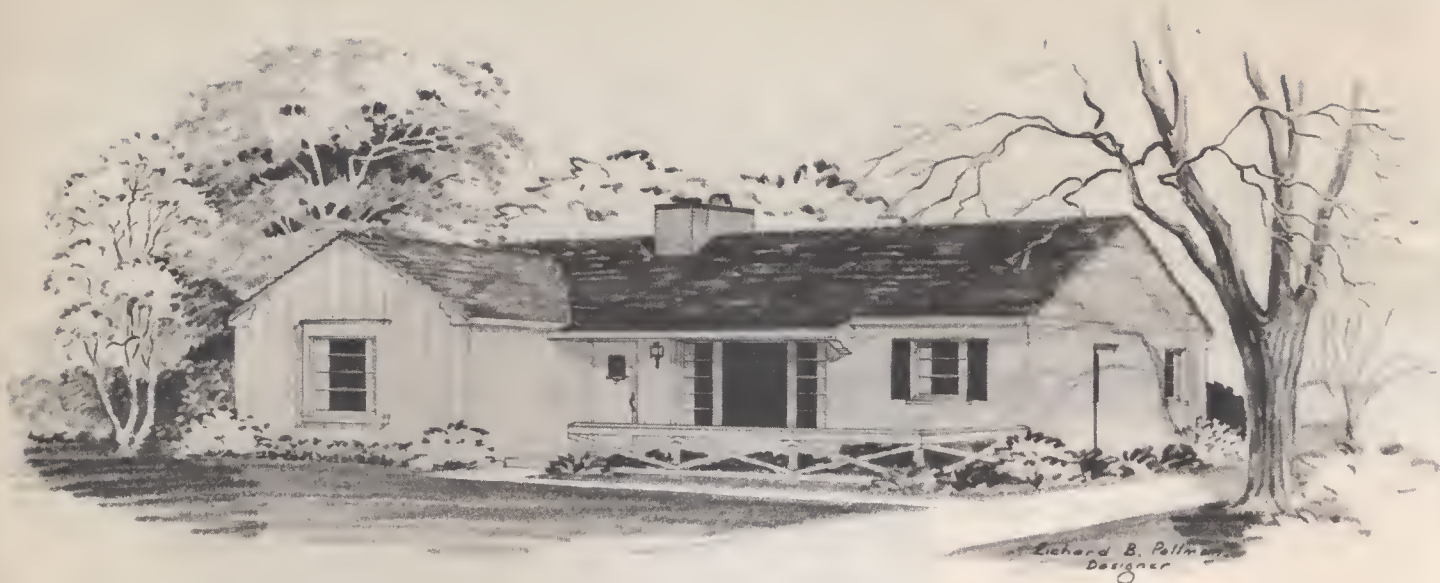
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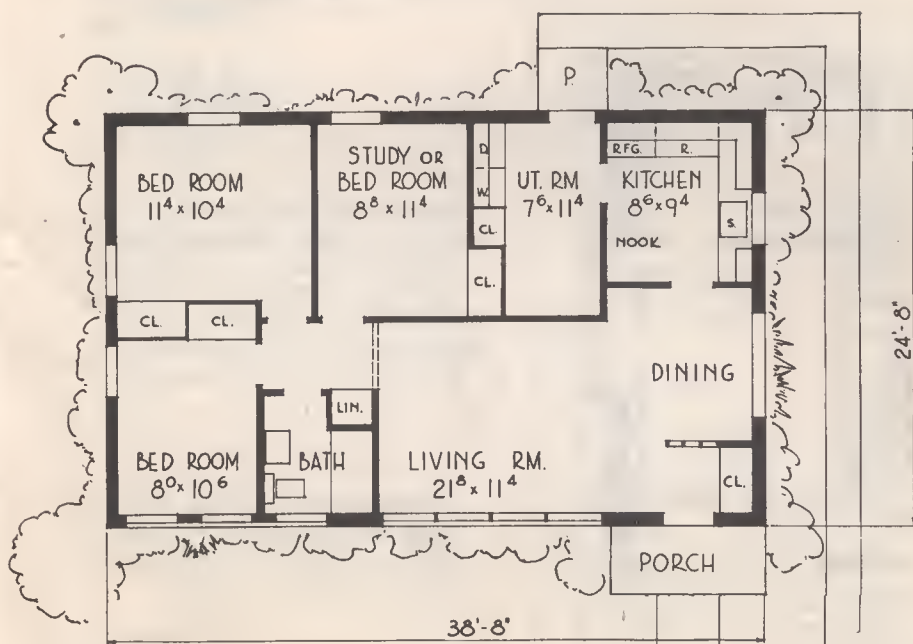
18600 SCHOOLCRAFT, DETROIT 23, MICH.



Design 183

1,130 SQ. FT.
21,470 CU. FT.

If you have ever yearned for a home with adequate storage space, a spacious living room with a fireplace, and with the sleeping area set apart from the living area, yearn no more!



Design 193

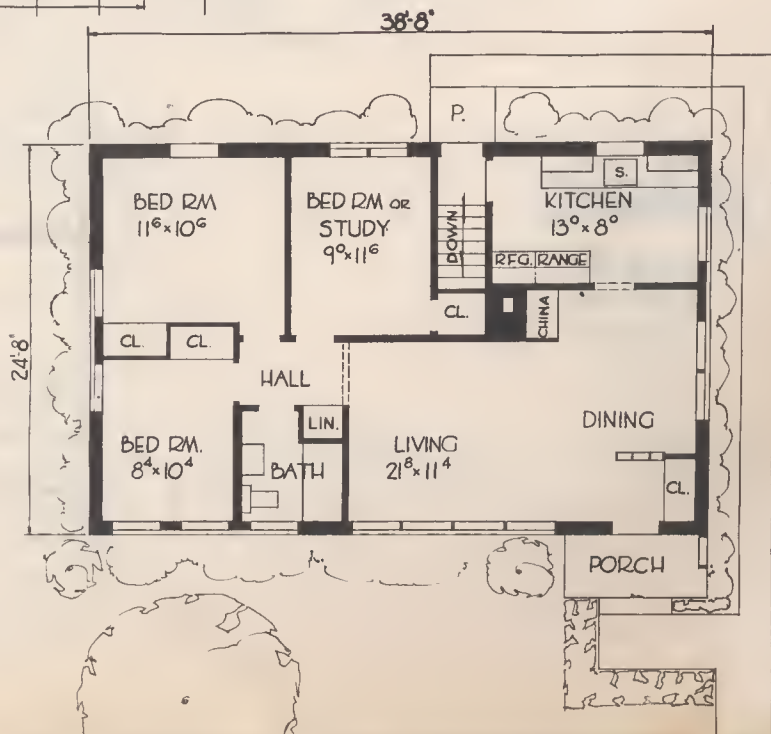
950 SQ. FT.
10,450 CU. FT.

How often have you looked for a home with a study, a utility room, plenty of storage space, and a sweeping living room with lots of light?

Design 198

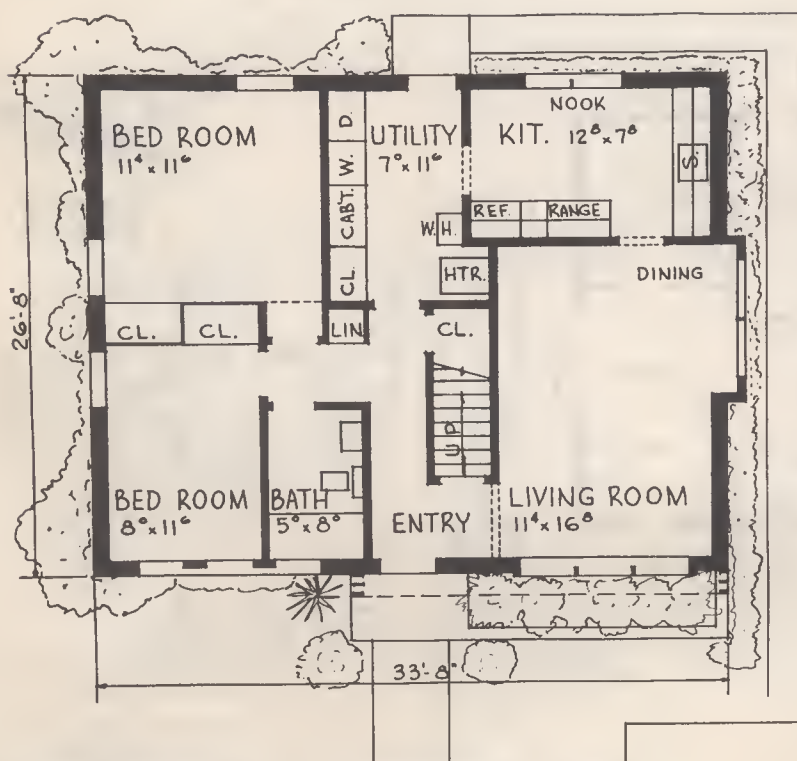
950 SQ. FT.
16,625 CU. FT.

This beautiful contemporary home can be built with a basement too.





Richard B. Peilman
Designer

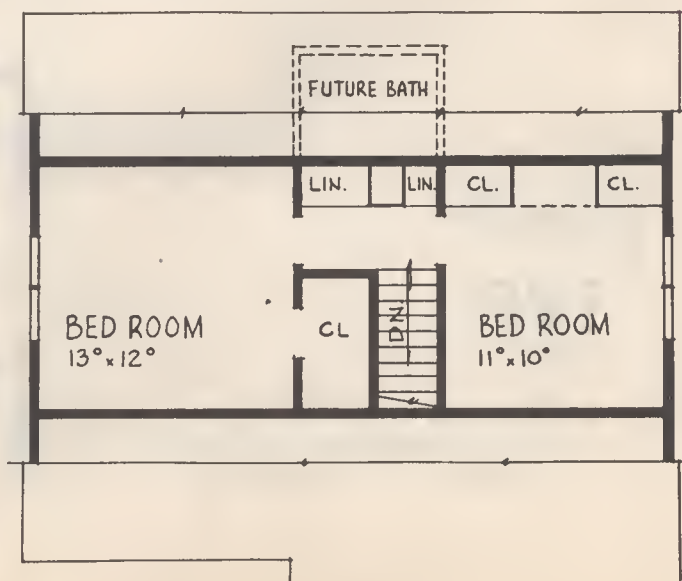


Build in the present and prepare for the future. This story and a half home will more than adequately service the growing family.

The second floor gives you two large bedrooms and plenty of storage space. Provisions are made for a second bath.

Design 194

902 SQ. FT.
12,628 CU. FT.
SECOND FLOOR PLAN
437 SQ. FT.

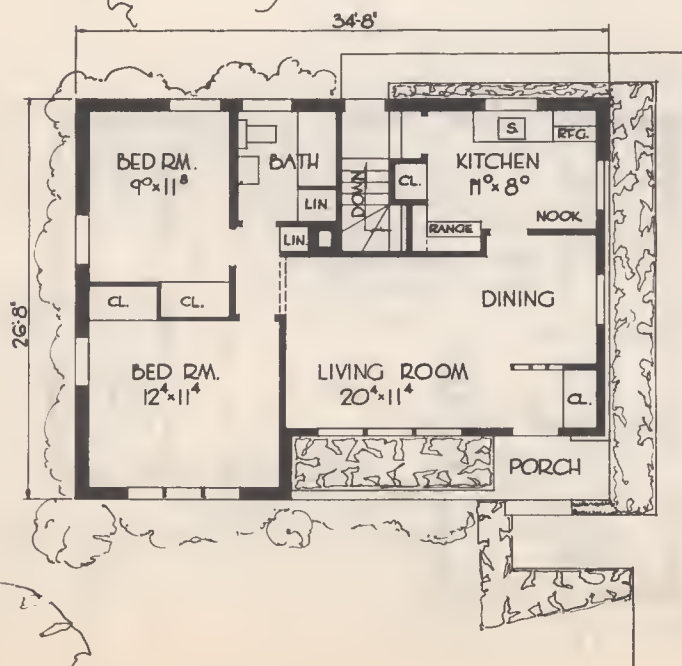
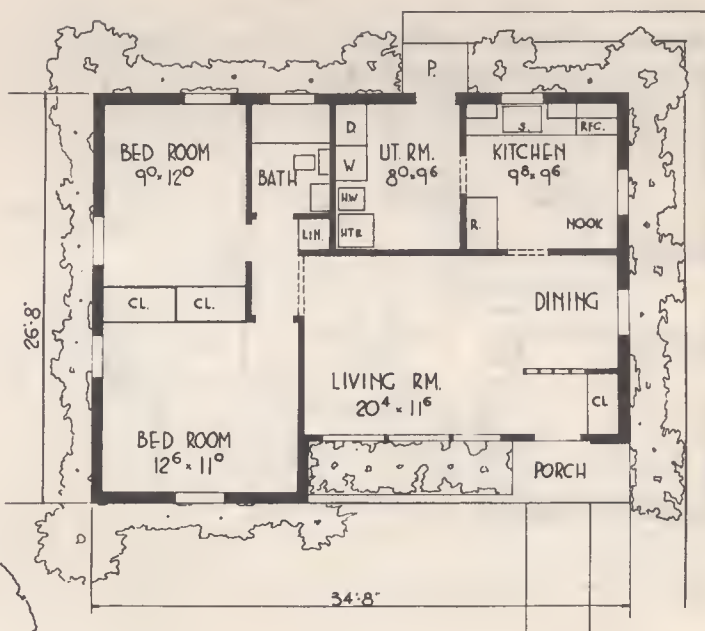




Design 196

838 SQ. FT.
8,872 CU. FT.

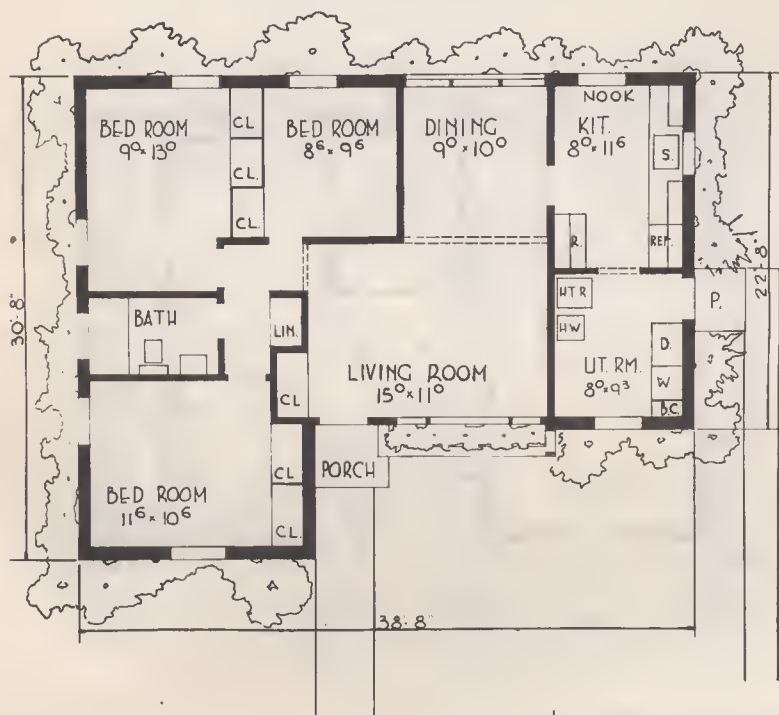
An attractive trellis partition greets your visitors as they step through your front door. A utility room off the kitchen will keep your washing and ironing days a thing apart from the rest of the house.



Design 201

838 SQ. FT.
14,665 CU. FT.

Available blueprints and material lists show details for building this home with a basement.



Design 197

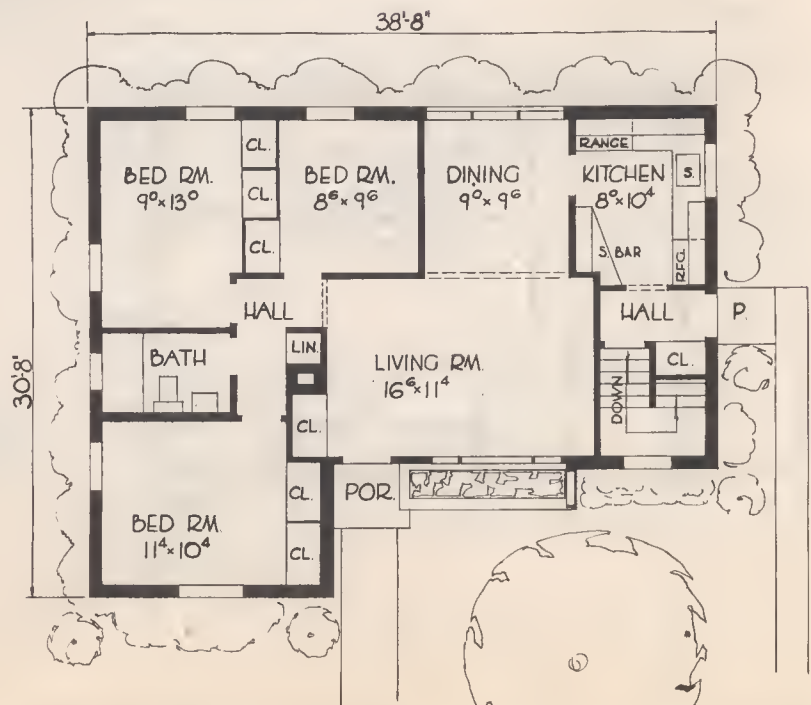
999 SQ. FT.
10,082 CU. FT.

There are windows at both ends of the living and dining area and plenty of closets in this straight forward design.

Design 202

999 SQ. FT.
17,427 CU. FT.

The basement version of this home also has a kitchen snack-bar.

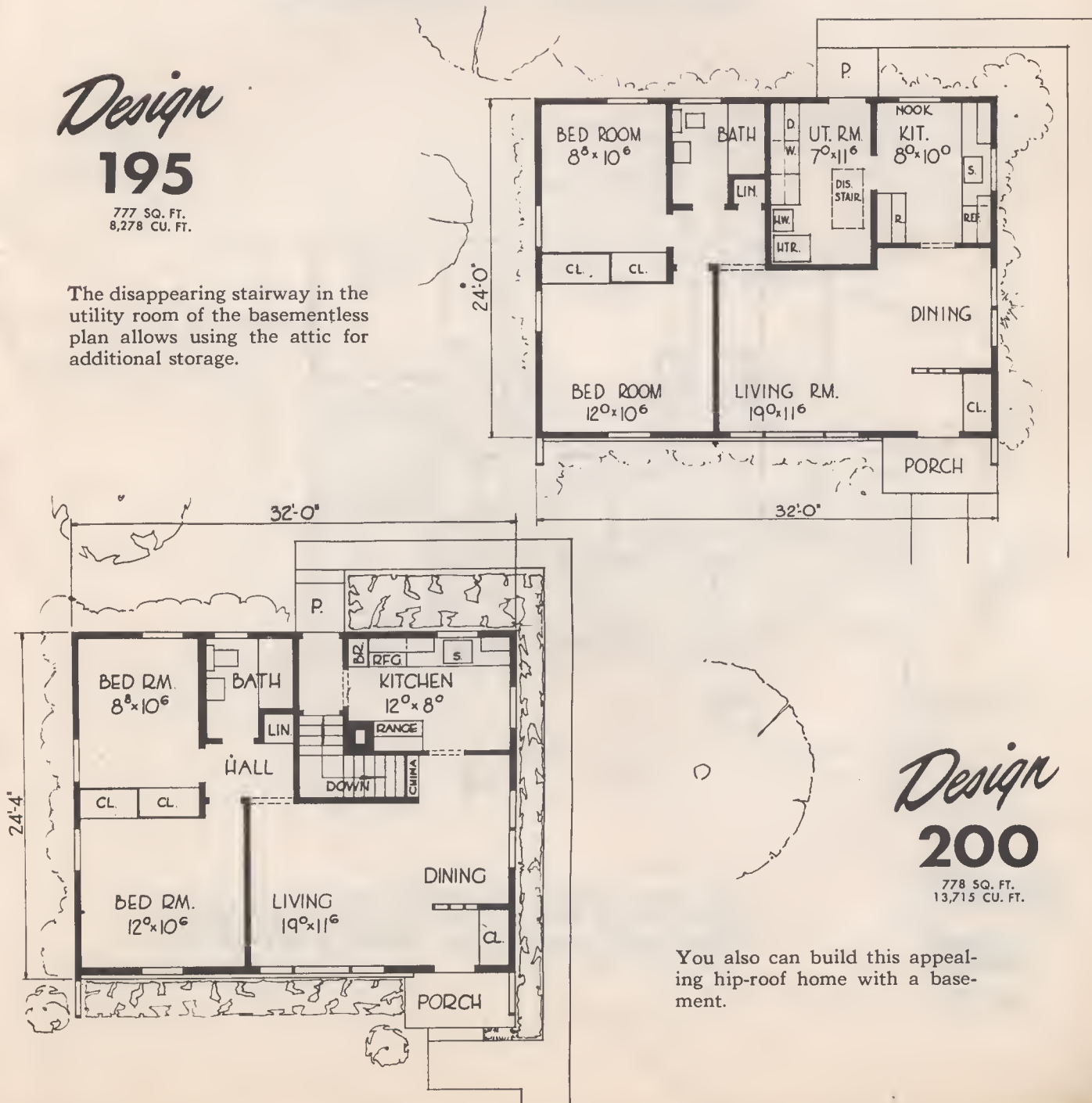




Design 195

777 SQ. FT.
8,278 CU. FT.

The disappearing stairway in the utility room of the basementless plan allows using the attic for additional storage.



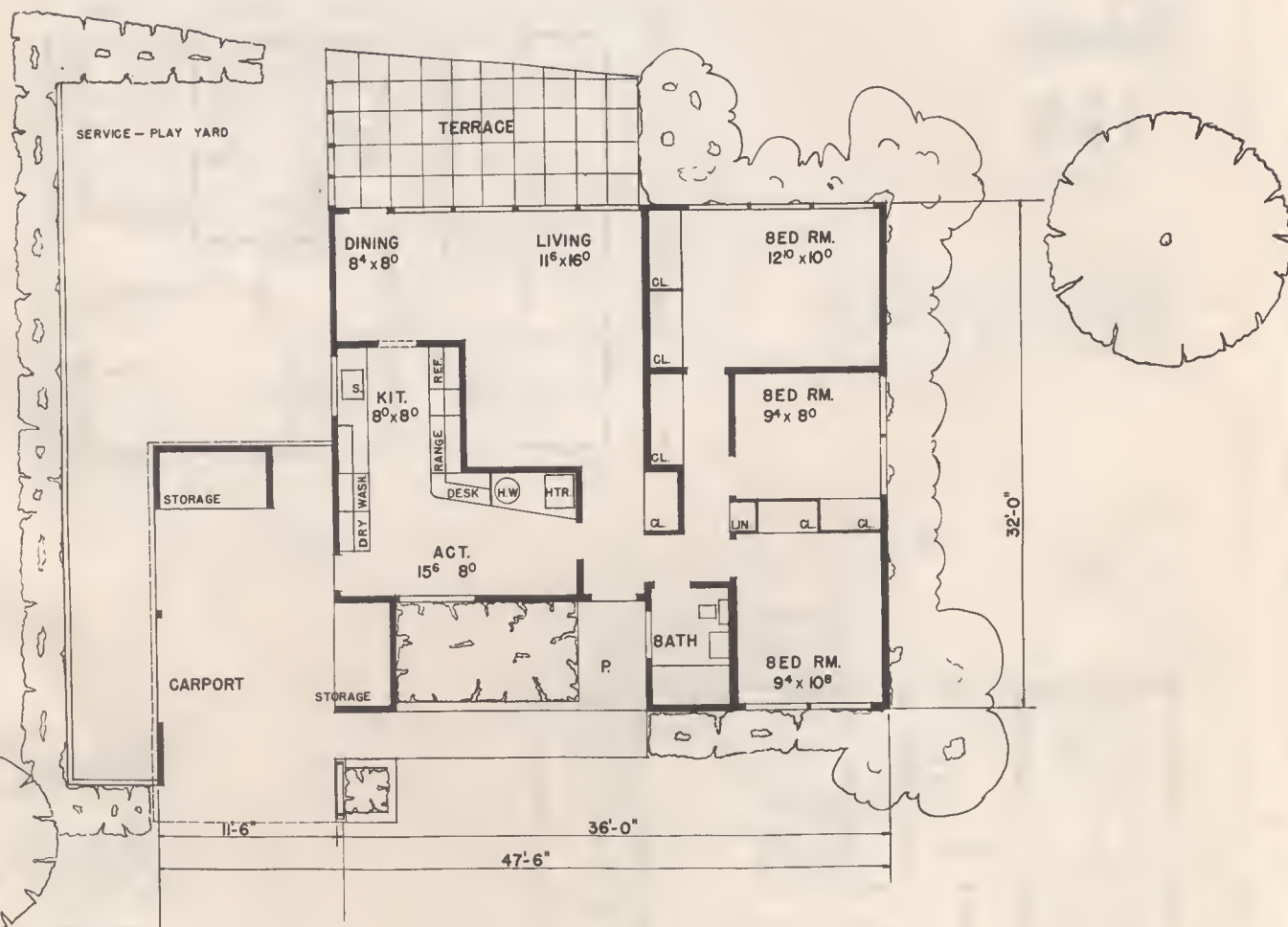
Design 200

778 SQ. FT.
13,715 CU. FT.

You also can build this appealing hip-roof home with a basement.



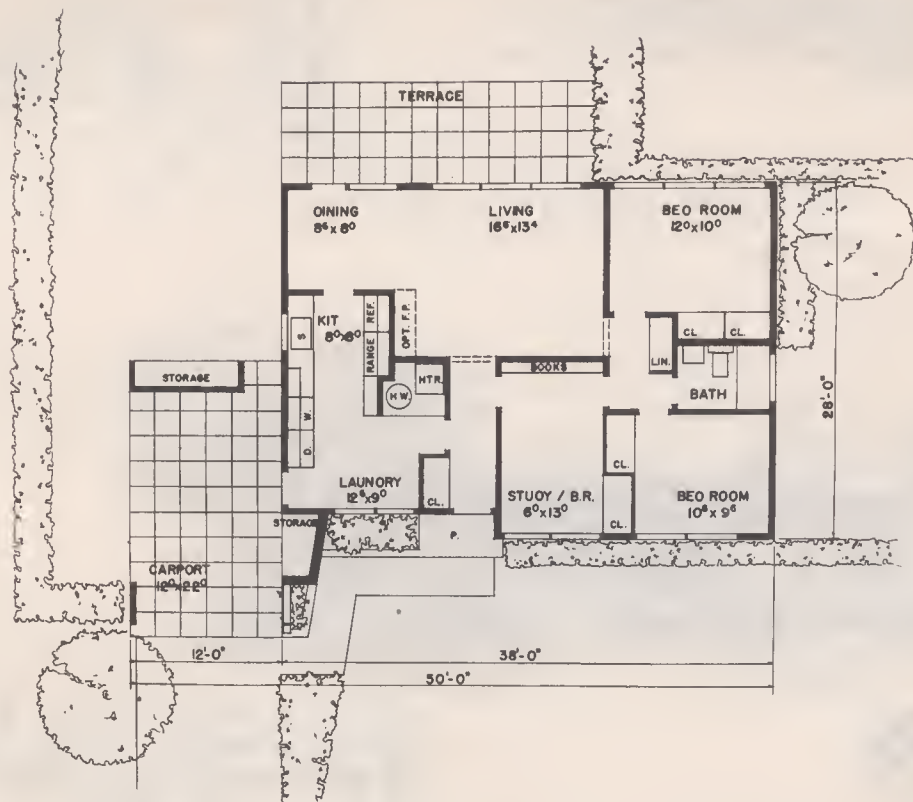
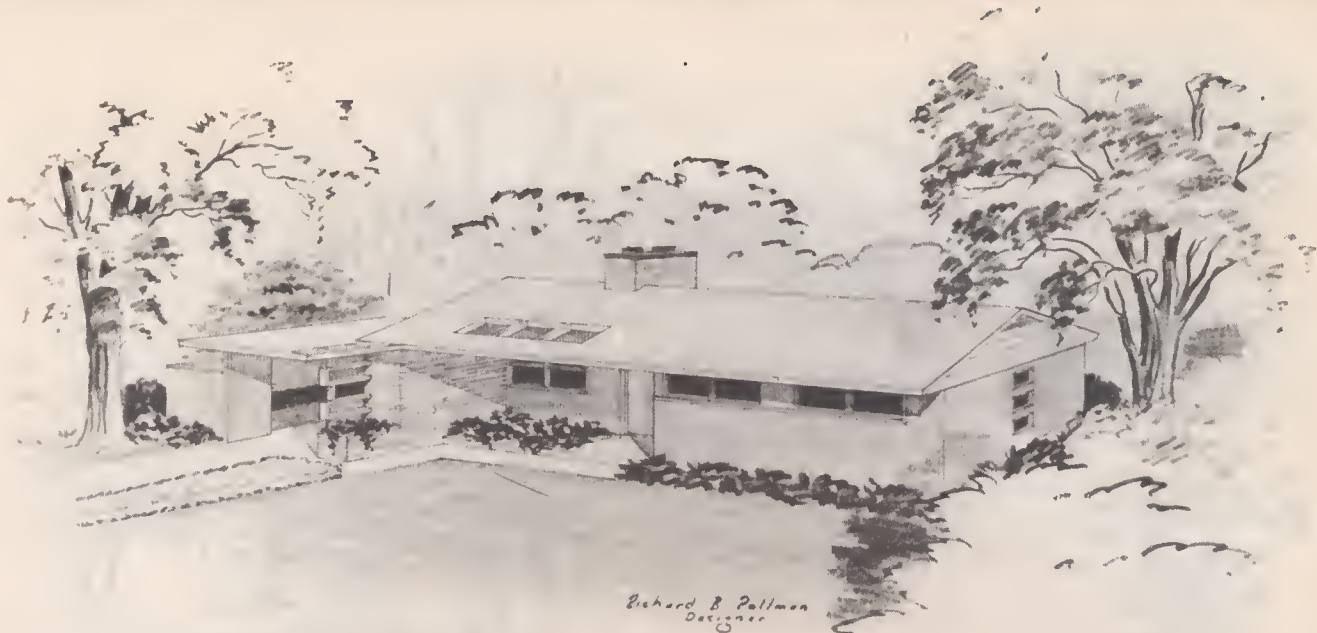
Richard B. Pollman
Designer



Design 248

1,012 SQ. FT.
10,322 CU. FT.

This captivating design combines gracious living with maximum utility. Note the many spacious closets and storage areas. It is unusual to find the kitchen and activities areas together in a home of this size.



Visualize yourself easing your car into the carport of this inexpensively designed contemporary home. Imagine the many enjoyable hours to be spent on both sides of your picturesque living room window.

Design
249

948 SQ. FT.
10,092 CU. FT.

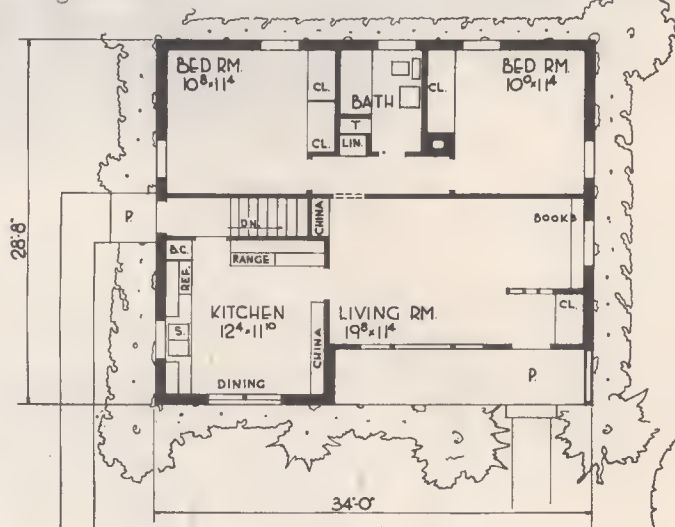


Richard B. Pollman
Designer

Design 230

882 SQ. FT.
16,261 CU. FT.

The built-in china closets, bookcase, and grill work partition of this plan will give you a wonderful opportunity to reflect your personality.

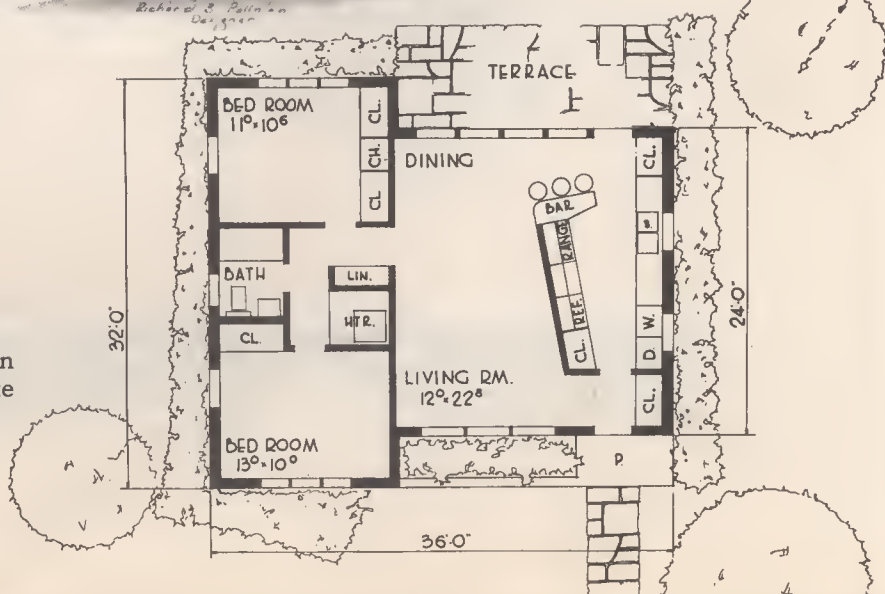


Richard B. Pollman
Designer

Design 231

982 SQ. FT.
10,802 CU. FT.

Take another good look at the floor plan of this compact hip-roofed home. Note its many built-in features.

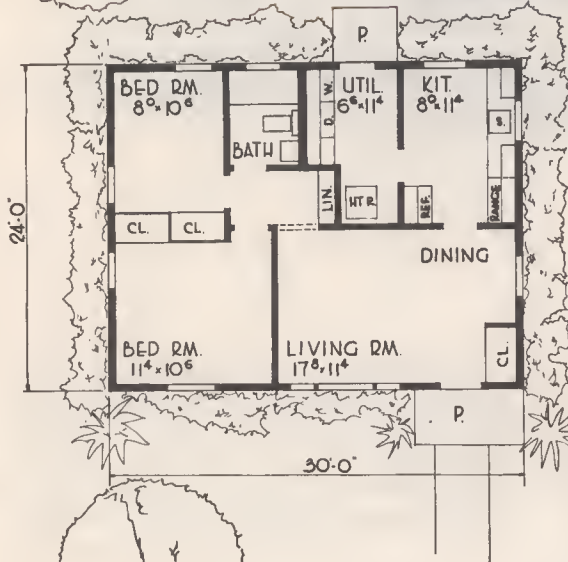




Design 232

732 SQ. FT.
8,764 CU. FT.

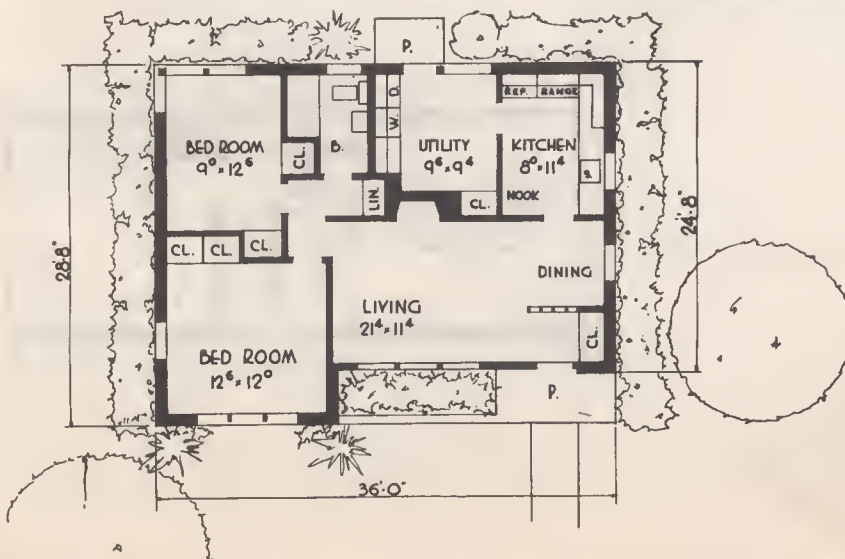
A small home does not mean your days of having dinner guests are over. This enticing home provides maximum utility.

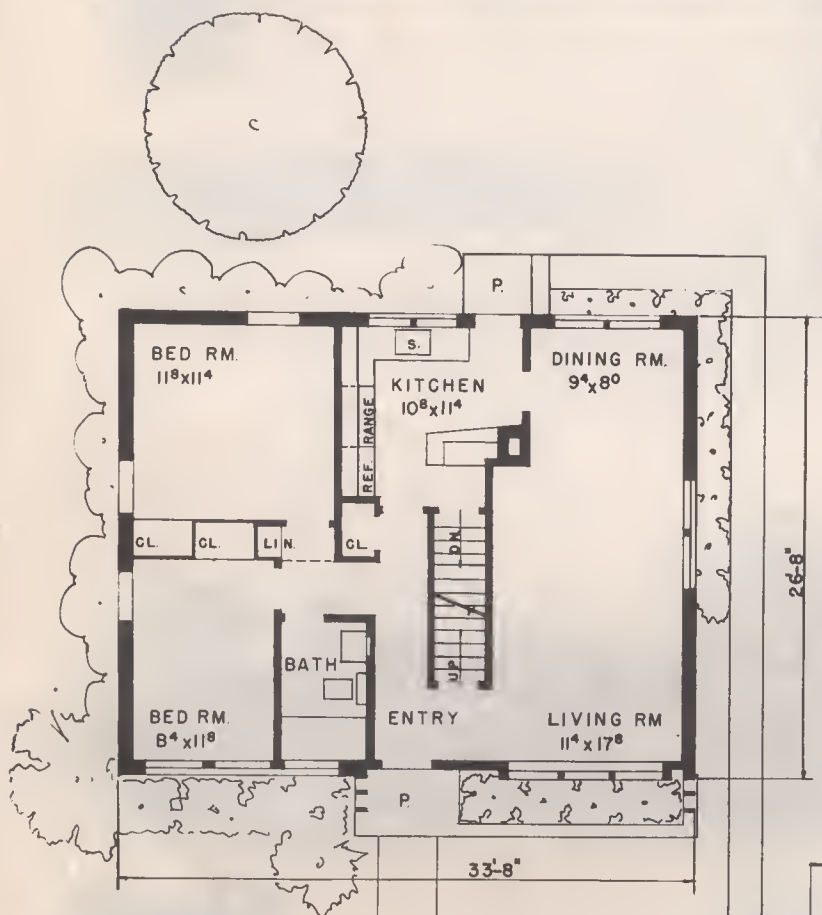


Design 228

932 SQ. FT.
10,252 CU. FT.

Here is a small home with all the outstanding features of a large home!



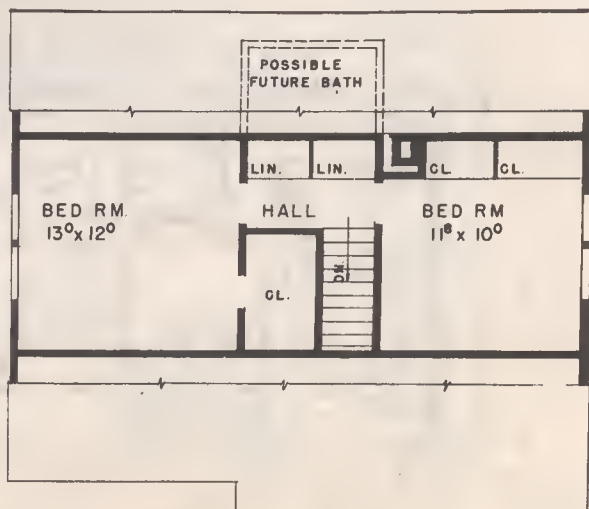


A light and airy living-dining area running the full depth of the house; a snack-bar in the kitchen; lots of closets; and good traffic circulation are but a few of the **CONVENIENT LIVING** features in this home.

Design 199

894 SQ. FT.
18,774 CU. FT.

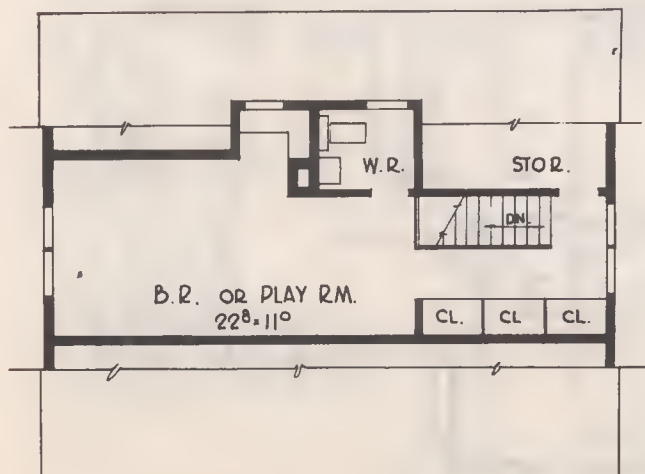
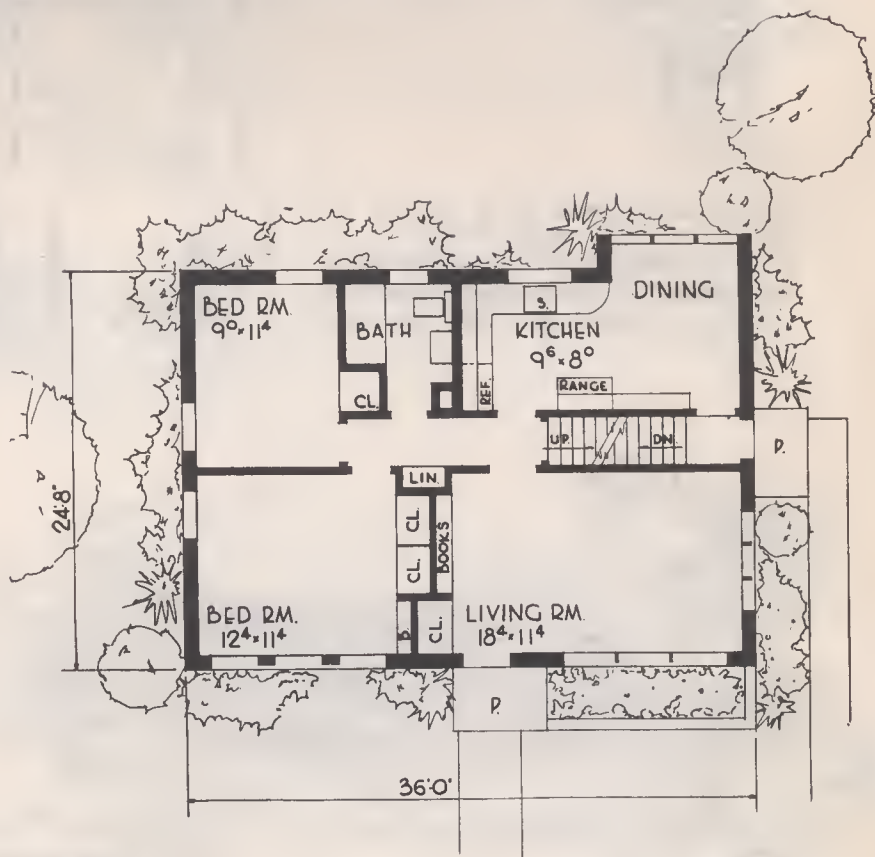
SECOND FLOOR PLAN
437 SQ. FT.





Richard B. Palmer
Designer

Here is your story and a half home with economy of space. High-silled windows free you from the vexing problem of finding wall space for your furniture. The roomy second floor provides three closets, a big storage area, a wash room, and a built-in vanity.



Design 182

906 SQ. FT.
13,622 CU. FT.
SECOND FLOOR PLAN
471 SQ. FT.

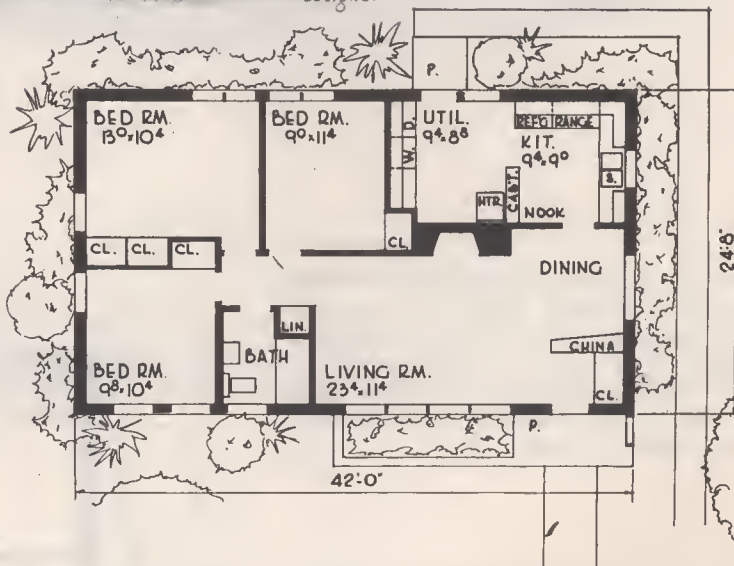


Richard B. Pollman
Designer

Design 191

1,033 SQ. FT.
10,846 CU. FT.

This simple design gives you all the pleasures of comfortable living — a fireplace, a utility room, a breakfast nook, and plenty of closet space. Note the refreshing contrast from the two types of windows.

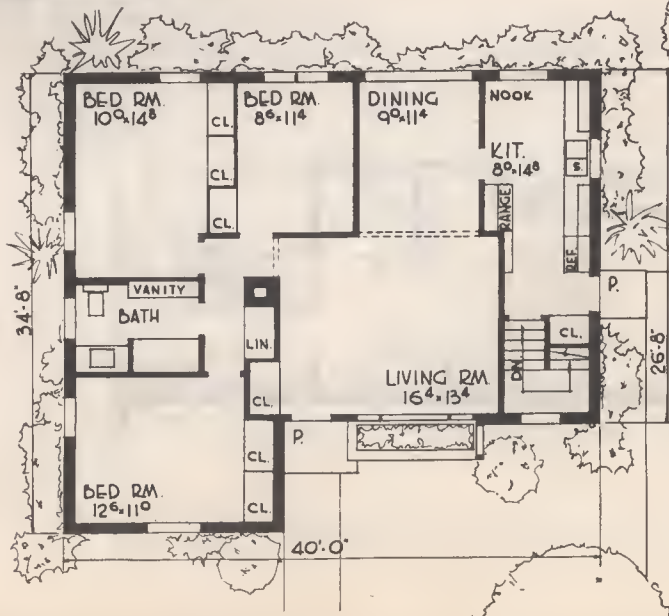


Richard B. Pollman
Designer

Design 225

1,199 SQ. FT.
22,781 CU. FT.

Imagine in your home — a bath with a vanity, bedrooms with two closets, and a dining room with a picture window! Gracious living, *Convenient Living*.

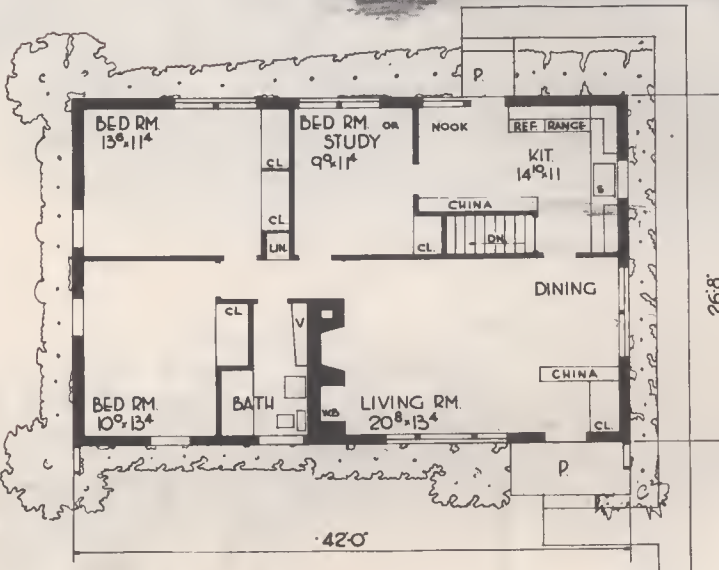




Design 227

1,117 SQ. FT.
20,106 CU. FT.

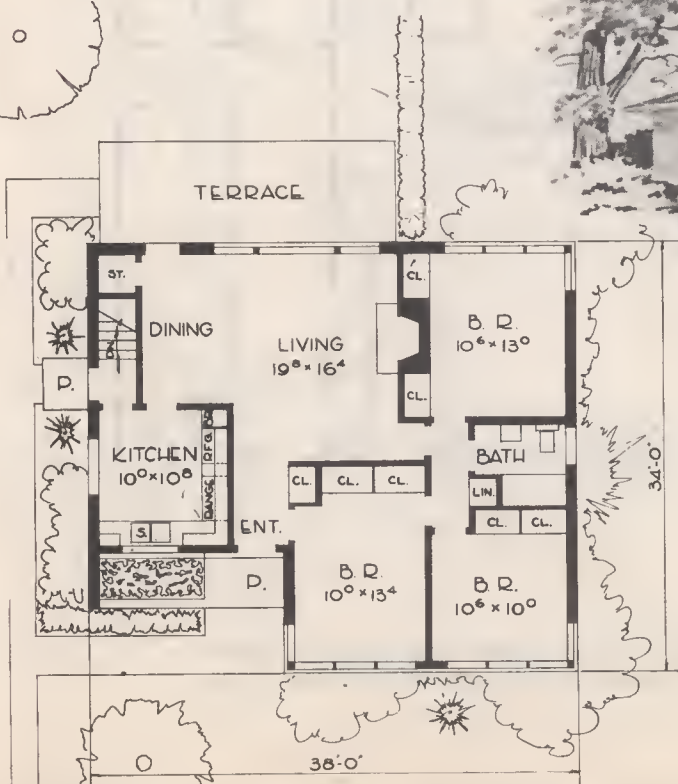
This brick veneer home has a vertical board and batten front. The combined fireplace and woodbin near the attractive window will add charm to the hours spent in your living room.

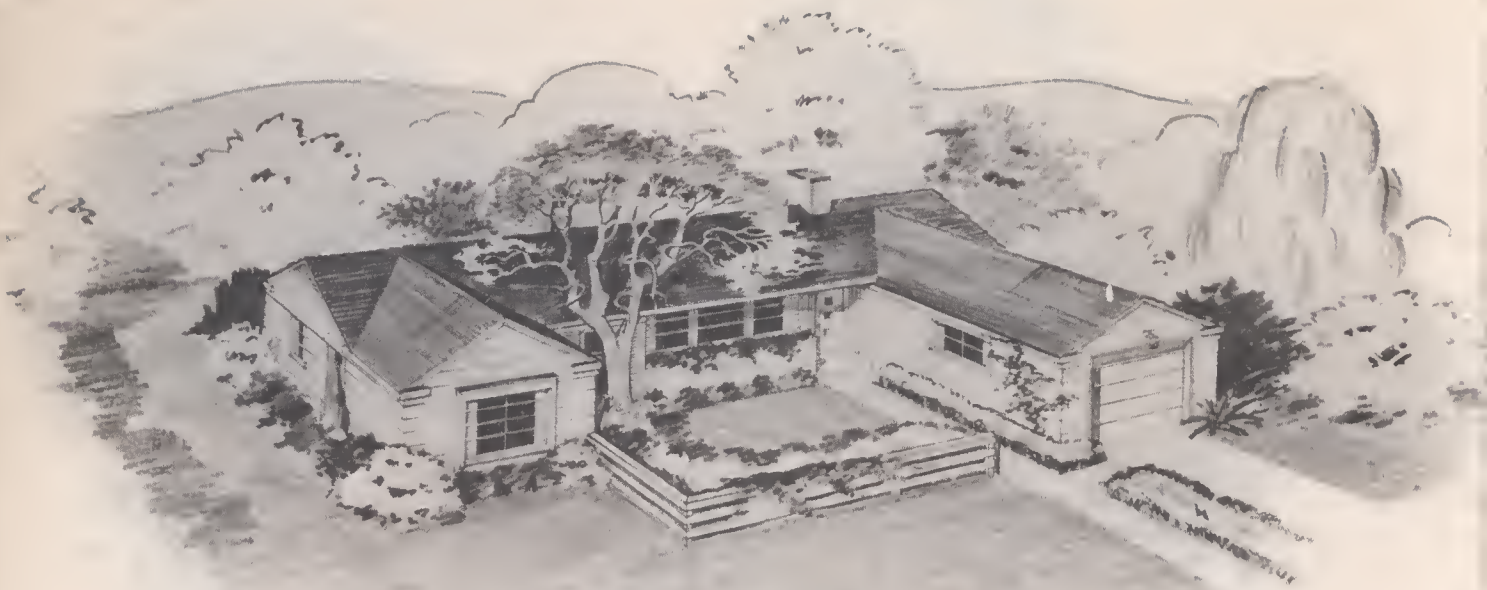


Design 142

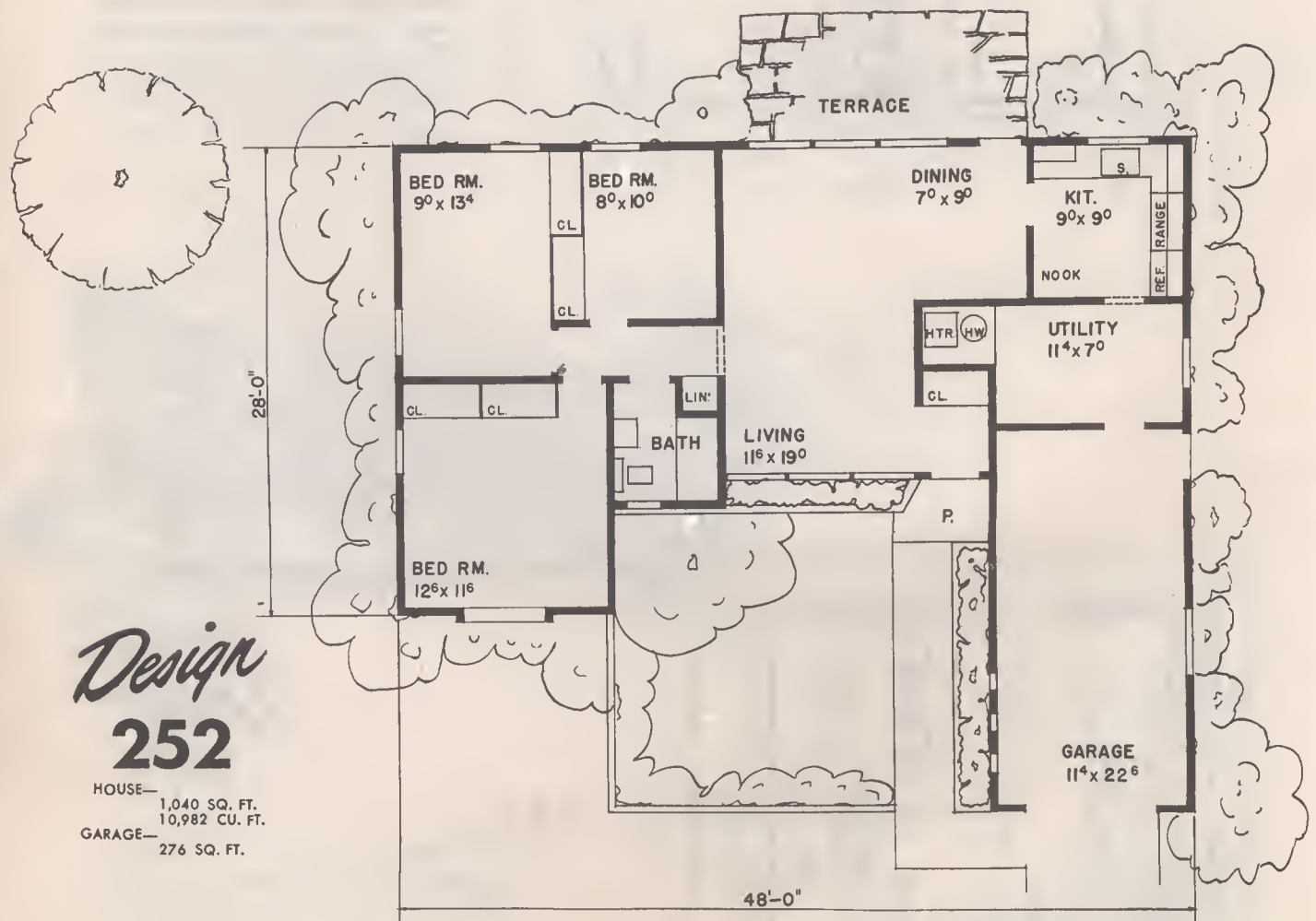
1,152 SQ. FT.
20,820 CU. FT.

The answer to a home-maker's dream. Imagine nine closets in this compact house!

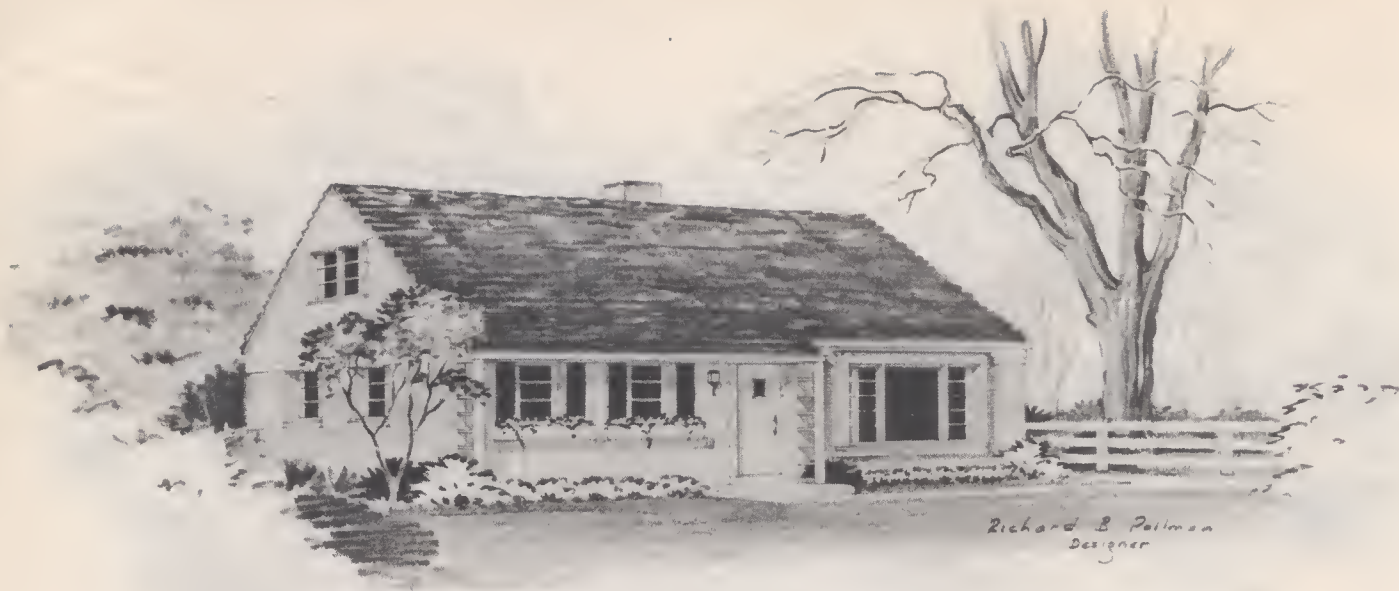




Richard B. Allman
Designer

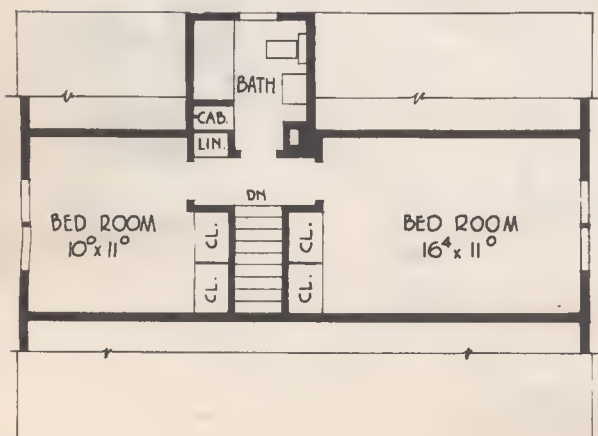
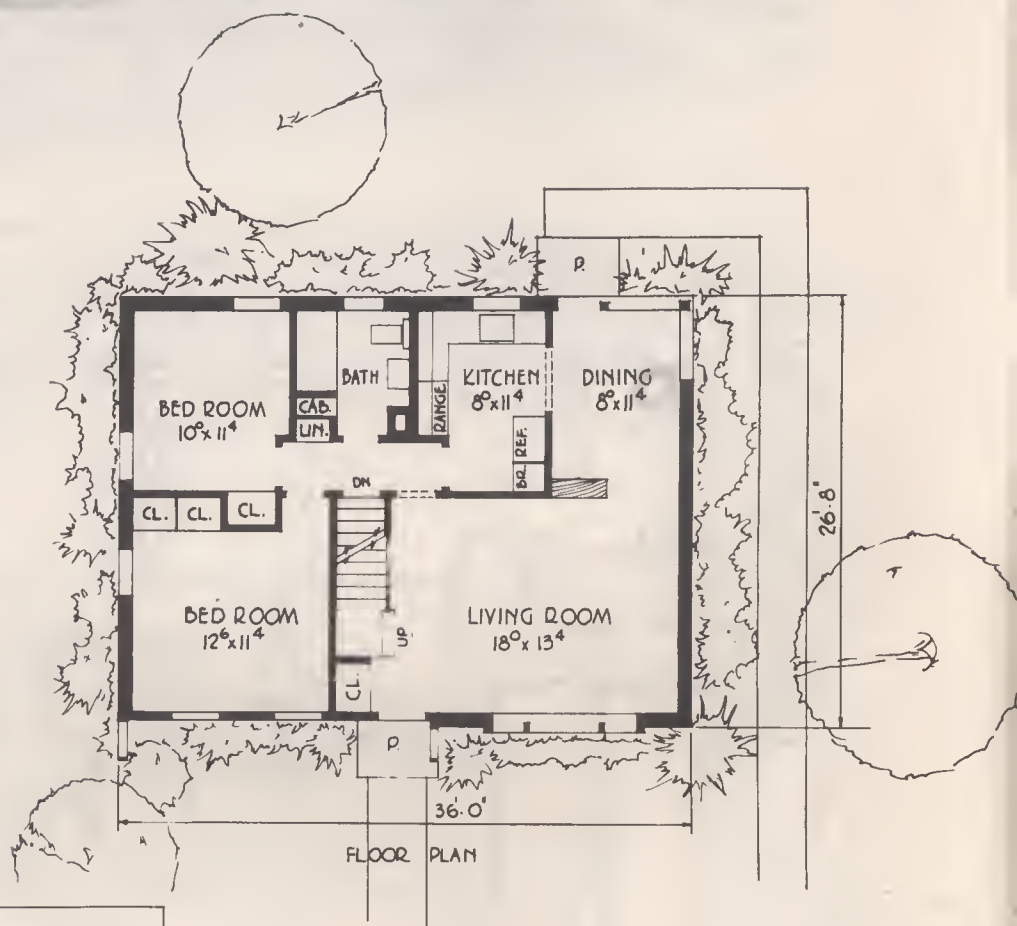


The garage and fenced court add beauty to this design. Study the advantages of the floor plan too.



Design 178

957 SQ. FT.
20,097 CU. FT.
SECOND FLOOR PLAN
488 SQ. FT.



Here is another story and a half design preserving the best of the old features and incorporating the most outstanding of the new. Note the two baths, the windowed expanse of the dining room, and the extensive closet space.

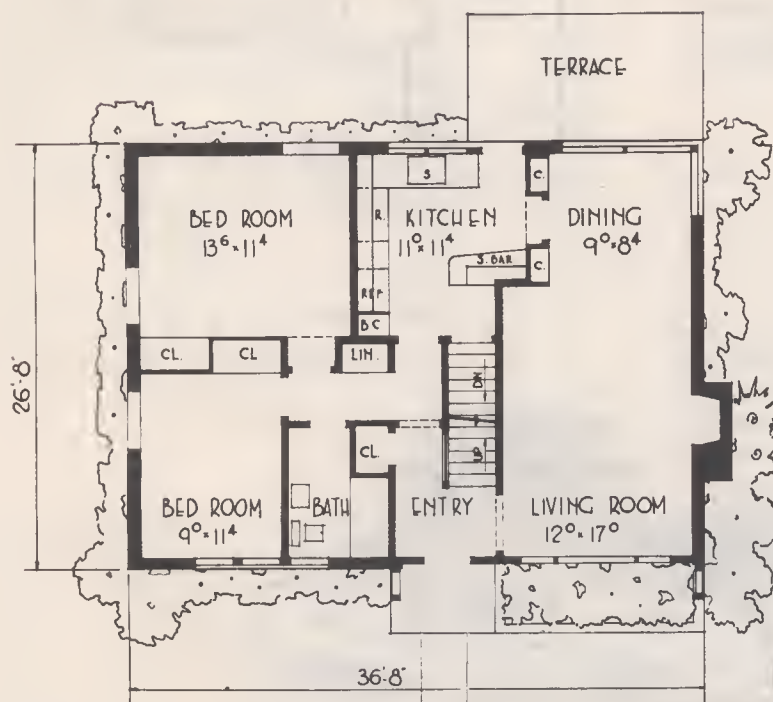


*Richard B. Pellman
Designer*

Design 203

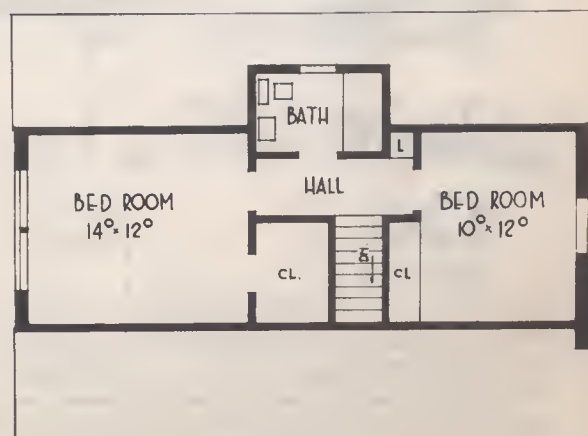
973 SQ. FT.
20,433 CU. FT.

SECOND FLOOR PLAN
506 SQ. FT.



FIRST FLOOR PLAN

Visualize the windowed-wonderland to be enjoyed from your dining table. Efficiency becomes a by-word of the hours spent in this L-shaped kitchen. The excellent traffic circulation should not be overlooked either.



FUTURE SECOND FLOOR

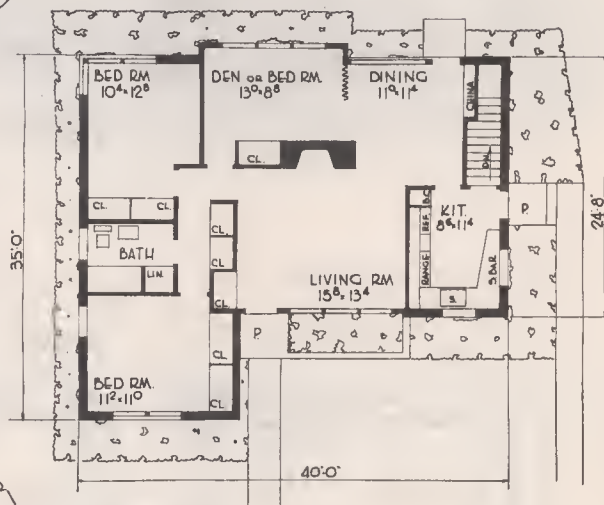


Richard B. Pullman
Designer

Design 192

1,158 SQ. FT.
21,144 CU. FT.

As the owner of this home you can open the folding wall between the third bedroom (or den) and the dining room to provide a truly gracious area for entertaining. Plenty of closets, and a compact snack-bar kitchen designed for efficiency, all add up to years of **CONVENIENT LIVING.**

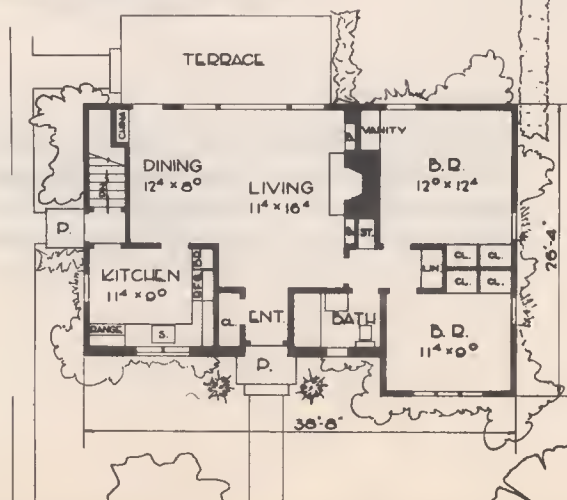


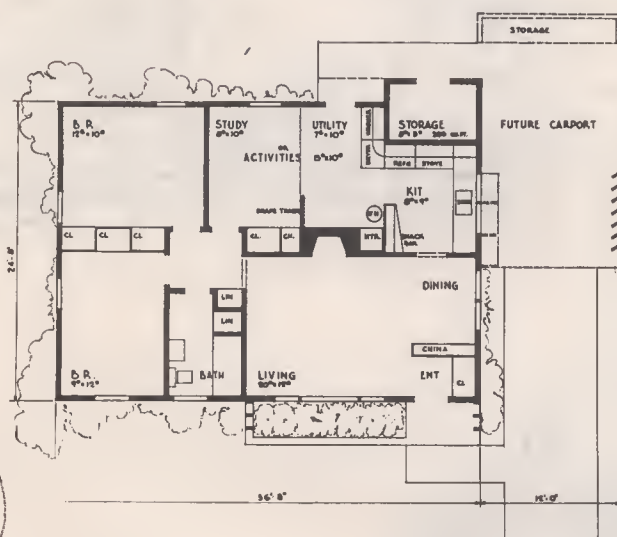
Richard B. Pullman
Designer

Design 136

915 SQ. FT.
16,480 CU. FT.

“Cozy” is the word to describe this delightful little home. The large window overlooking the terrace will assure you of many pleasant hours spent in your living and dining area. Notice the built-in vanity and the bookcases flanking the fireplace.





Design 148

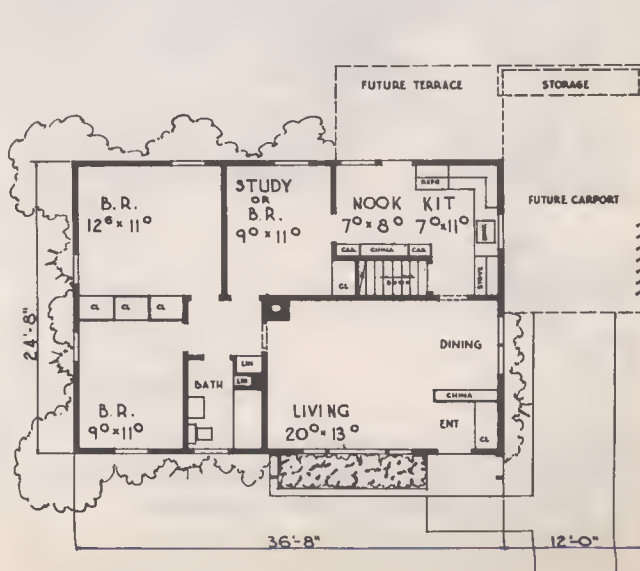
920 SQ. FT.
10,365 CU. FT.

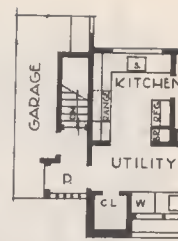
There are plenty of fun-packed, **CONVENIENT LIVING** years ahead for you as owner of this delightful home. Draw drapes between the activities — utility area make space no entertaining problem. Count the storage areas.

Design 149

906 SQ. FT.
16,712 CU. FT.

If you still prefer a basement, here is a slightly altered floor plan with the same elevation. See how the storage area adds greatly to the usefulness of the carport.



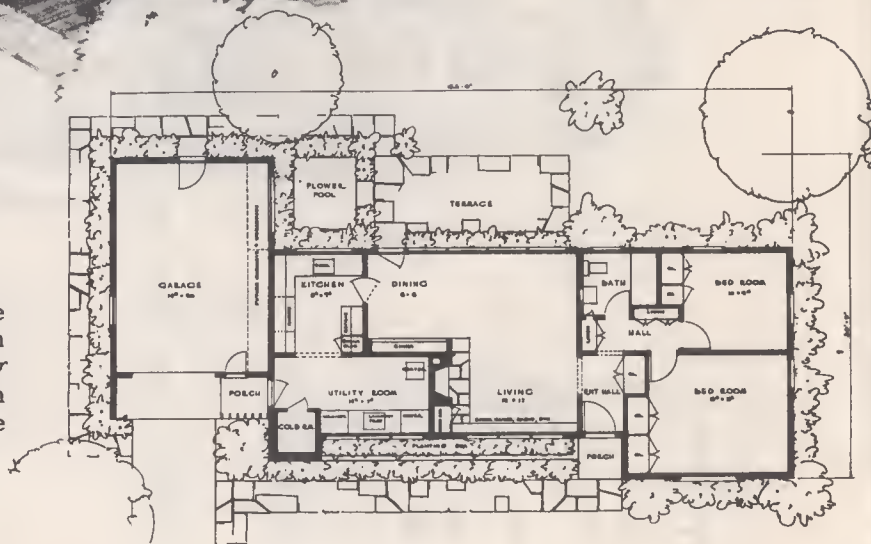


ALTERNATE BASEMENT PLAN

Design 3

HOUSE—
970 SQ. FT.
10,670 CU. FT.
OR
14,880 CU. FT.
(WITH BASEMENT)

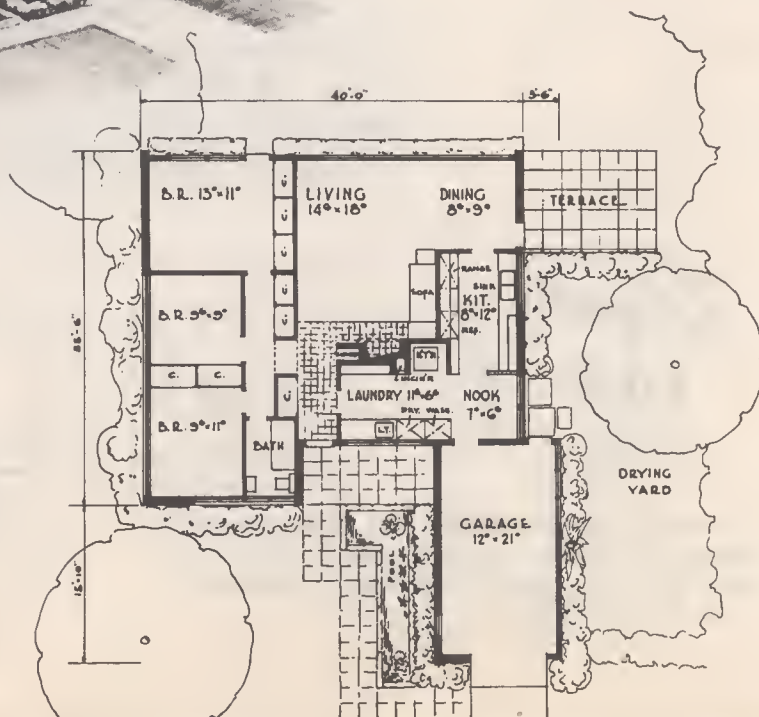
Simplicity of design makes this home distinctive. The built-in features beneath the window add attractiveness and utility to the living room. The work space in the garage partially overlooking the flower pool is unique.



Design 6

HOUSE—
1,160 SQ. FT.
12,830 CU. FT.

Solar planning is a focal point in this design. This south windowed home with a wide roof overhang takes advantage of the sun the year round.





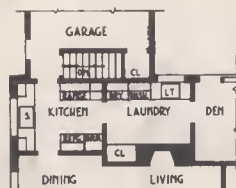
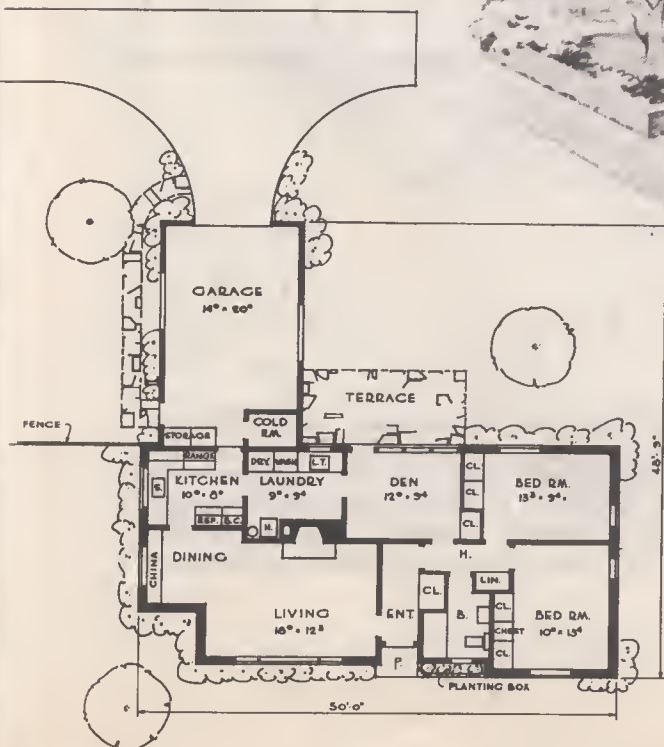
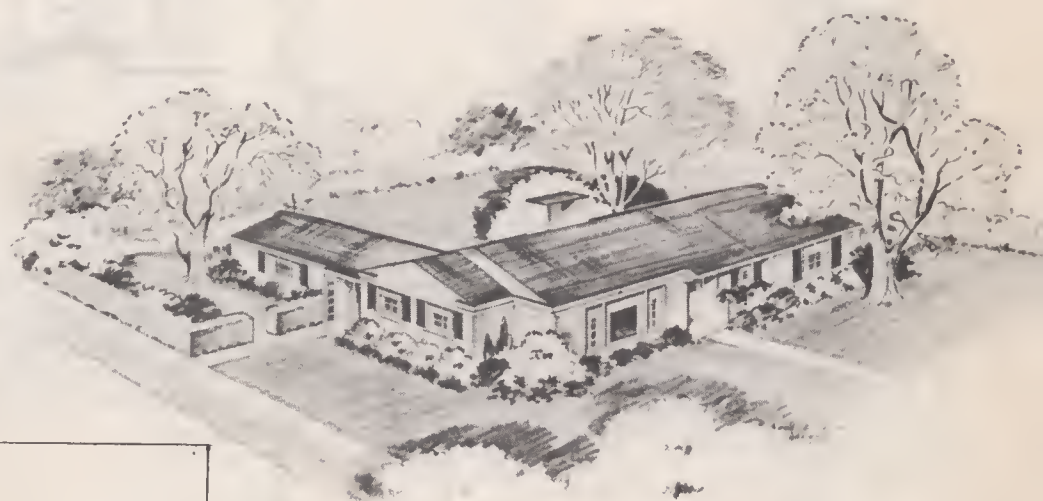
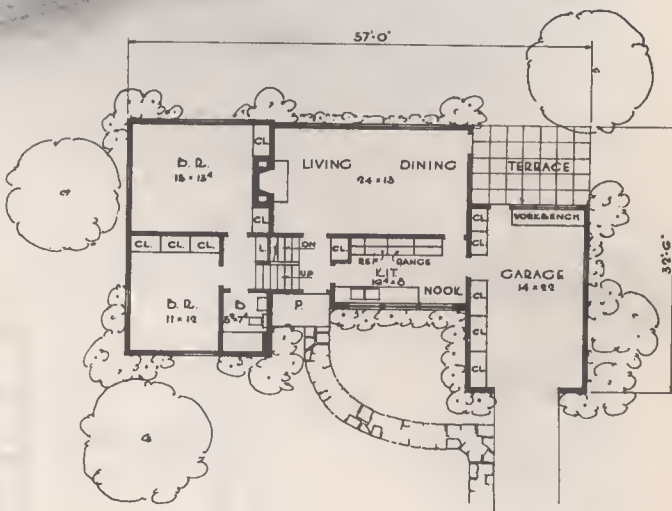
Design 12

HOUSE— 1,115 SQ. FT.
16,206 CU. FT.

This beautiful tri-level home preserves the best of the colonial tradition. The large activities room with a sweeping picture window and a fireplace, plus the utilities area, make it an attractive dual purpose room. The garage? The height of practicality!



LOWER LEVEL



ALTERNATE BASEMENT PLAN

Design 20

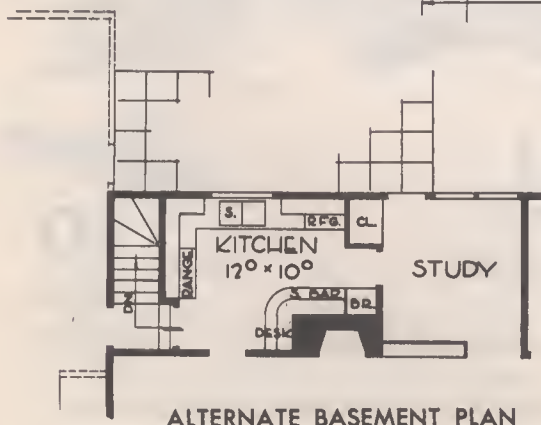
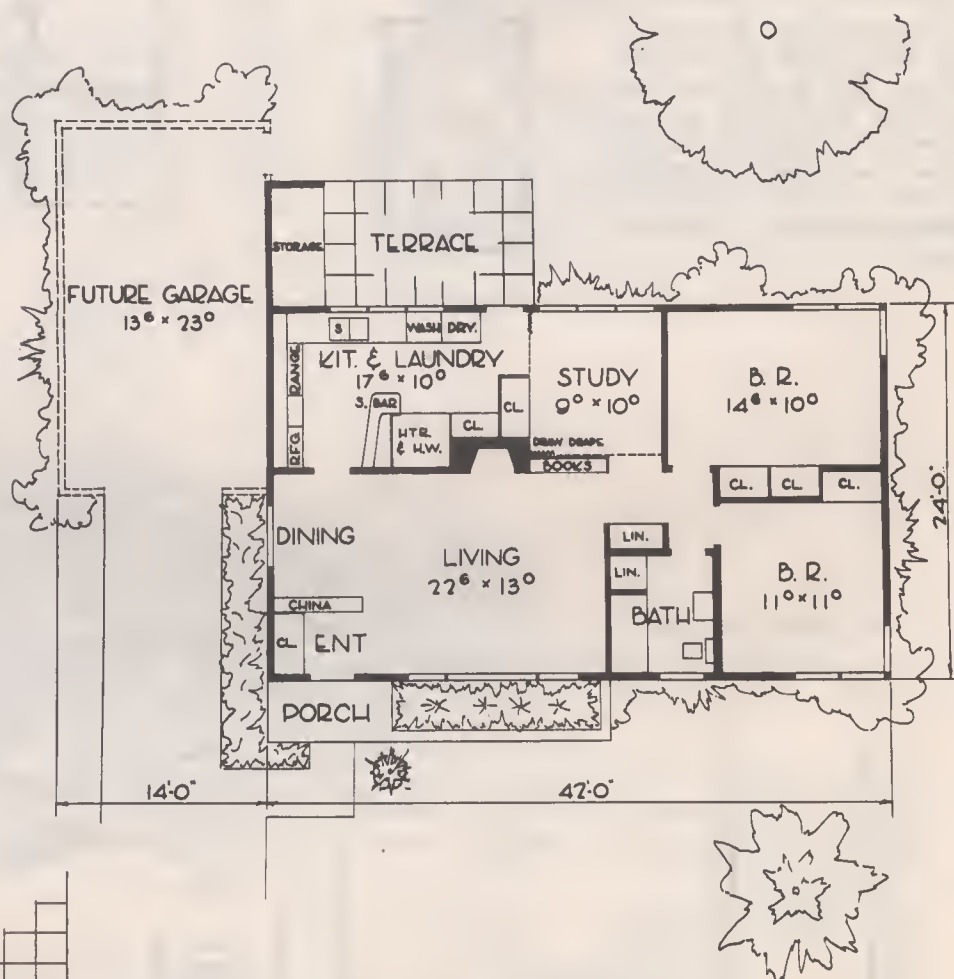
HOUSE— 1,165 SQ. FT.
12,784 CU. FT.
OR
21,058 CU. FT.
(WITH BASEMENT)

A show-place for a corner lot! The location of the garage will assure you of seclusion on your terrace. The basement version also included with blueprints, does not sacrifice the laundry on the first floor.



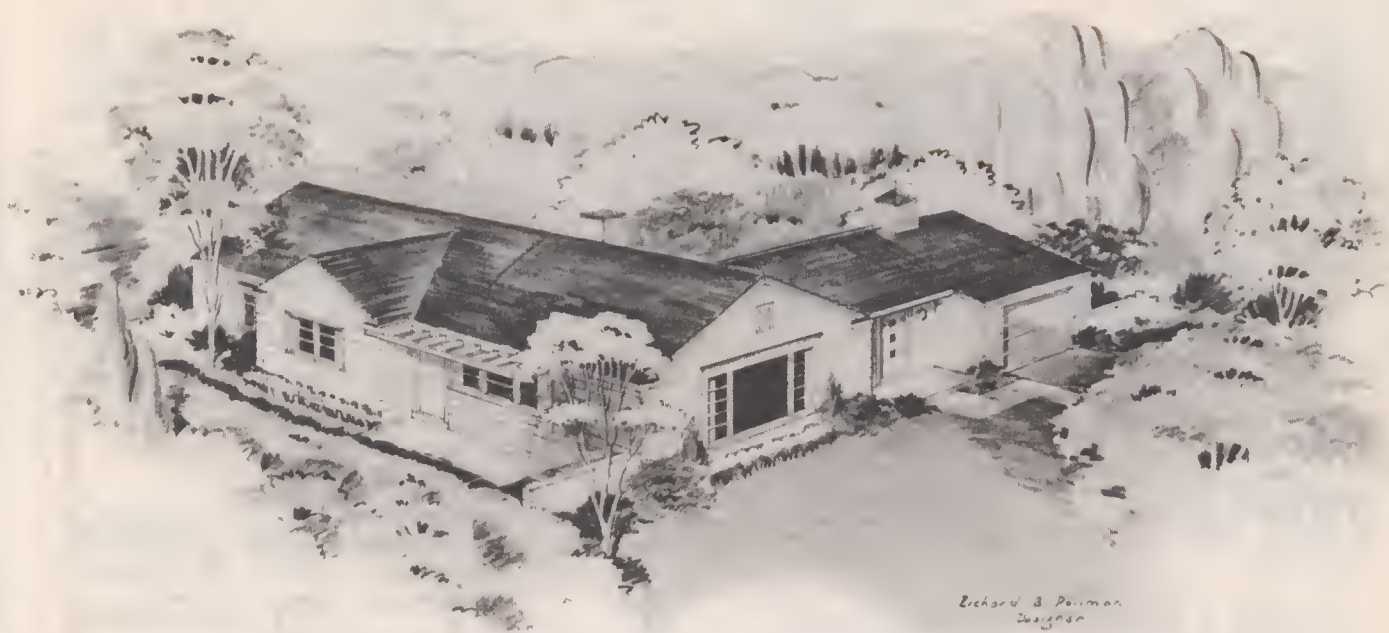
Design 129

1,008 SQ. FT.
11,340 CU. FT.
OR
18,350 CU. FT.
(WITH BASEMENT)



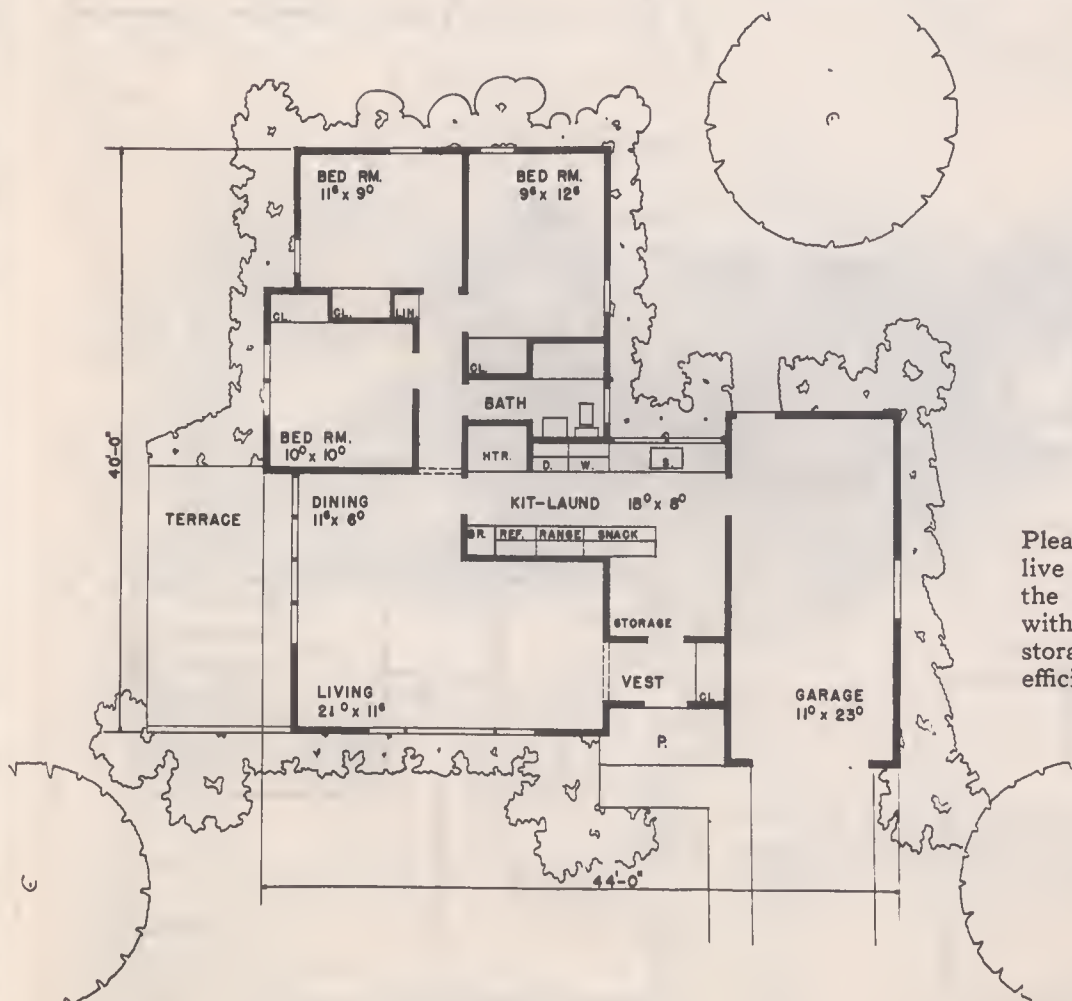
ALTERNATE BASEMENT PLAN

Here is a beautiful contemporary home that will guarantee you years of satisfaction. Excellent room layout is the keynote. See how many uses you can find for a study that opens up. The storage area off the terrace is perfectly located for toys and gardening tools. This design is also adapted for a basement.



Design 250

HOUSE—
1,054 SQ. FT.
11,489 CU. FT.
GARAGE—
288 SQ. FT.



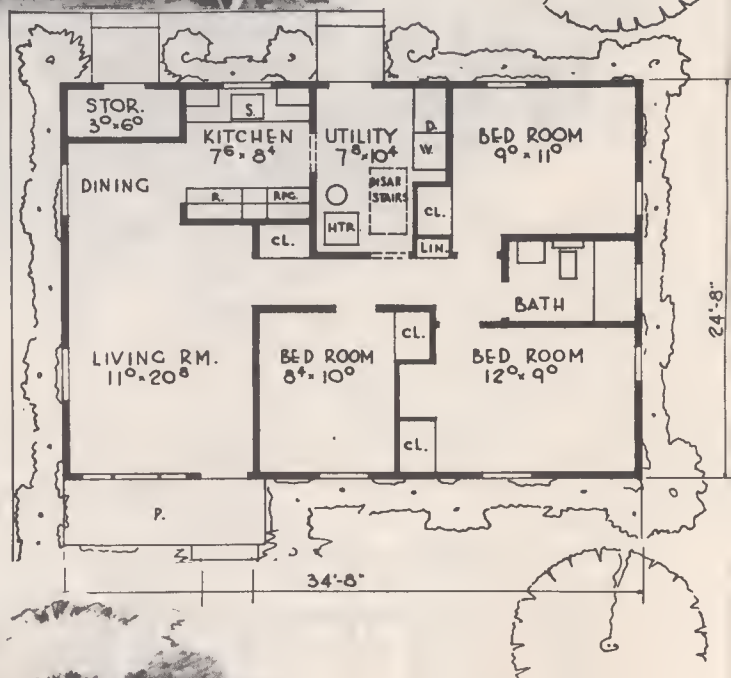
Pleasant to look at; delightful to live in! The corridor design of the combined kitchen - laundry with its snack bar and a large storage area is the last word in efficiency.



Design 810PT

825 SQ. FT.
10,296 CU. FT.

Here is a home with a price tag marked — **ECONOMY**. Three bedrooms, a practical living-dining area, and a well laid out utility room with disappearing stairs to an attic storage area, make this design hard to beat.

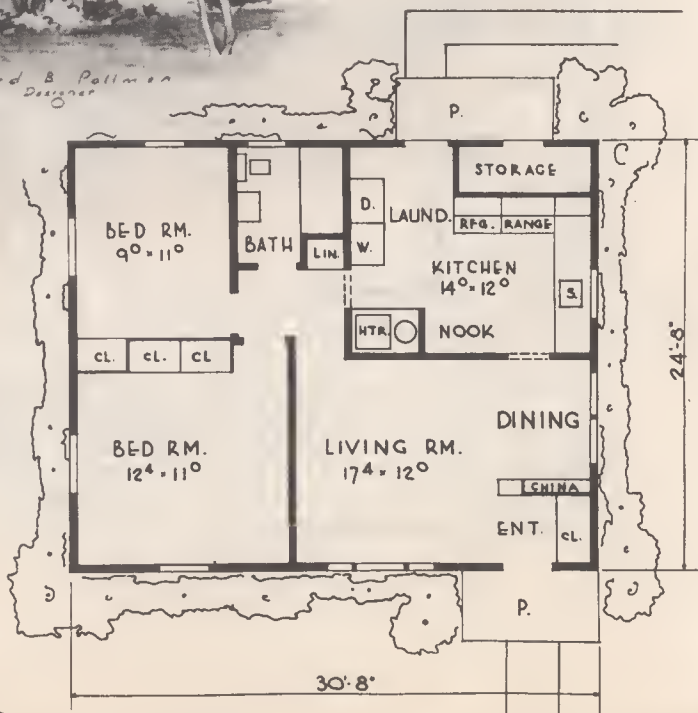


Richard B. Pollman
Designer

Design 710PT

752 SQ. FT.
9,024 CU. FT.

This appealing little house has been laid out for efficient use and for convenient traffic circulation. Note the large storage area accessible from the outside.

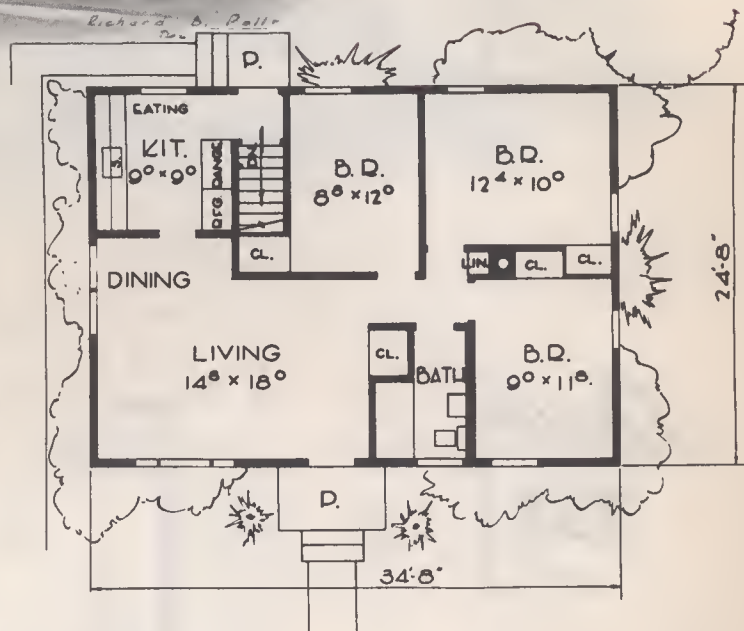




Design 820PT

858 SQ. FT.
15,817 CU. FT.

A basement home with three bedrooms, a spacious living-dining area, and an efficient kitchen. Designed to be built economically.



Design 20PT

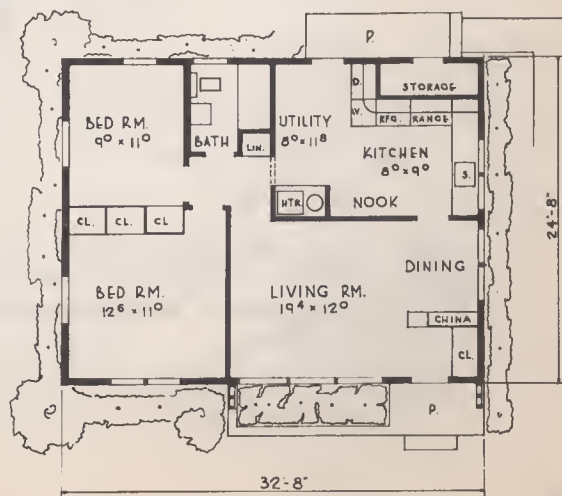
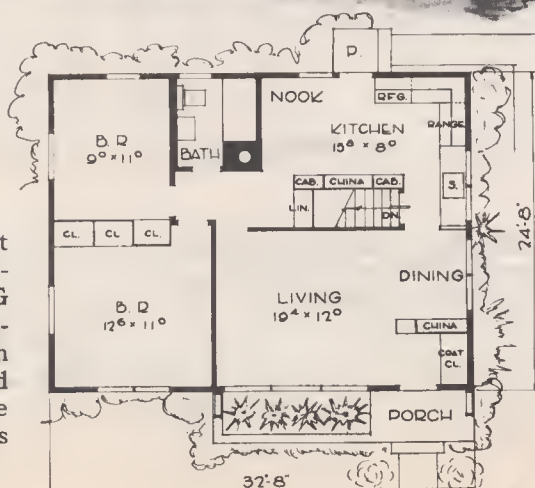
804 SQ. FT.
9,660 CU. FT.

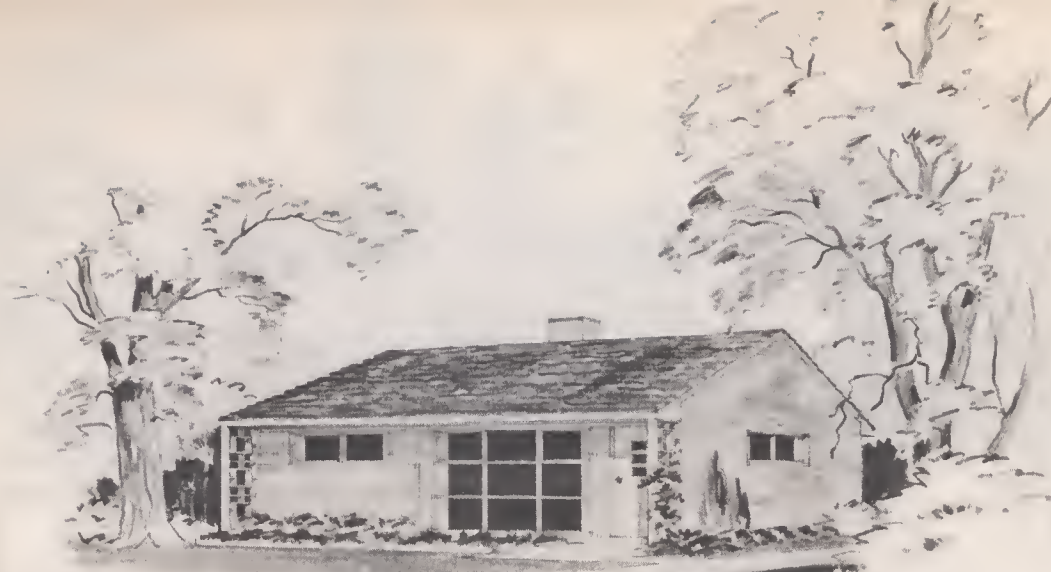
Economy need not lead to loss of appeal or utility. The attractive window-wall assures plenty of light and ventilation of the living room.

Design 25PT

804 SQ. FT.
14,780 CU. FT.

In this basement home, CONVENIENT LIVING starts with an efficient kitchen. With built-in cabinets and a roomy nook, the homemaker's chores will be lightened.

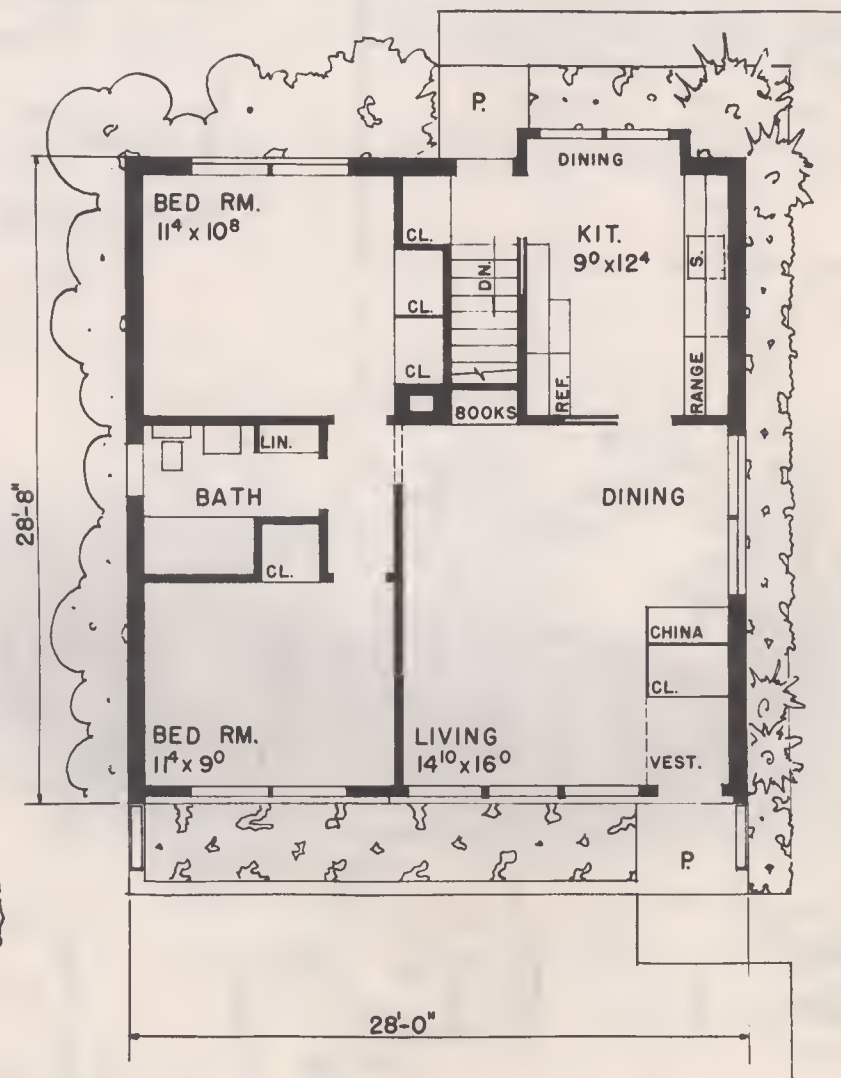




Richard B. Pollman
Designer

Design 255

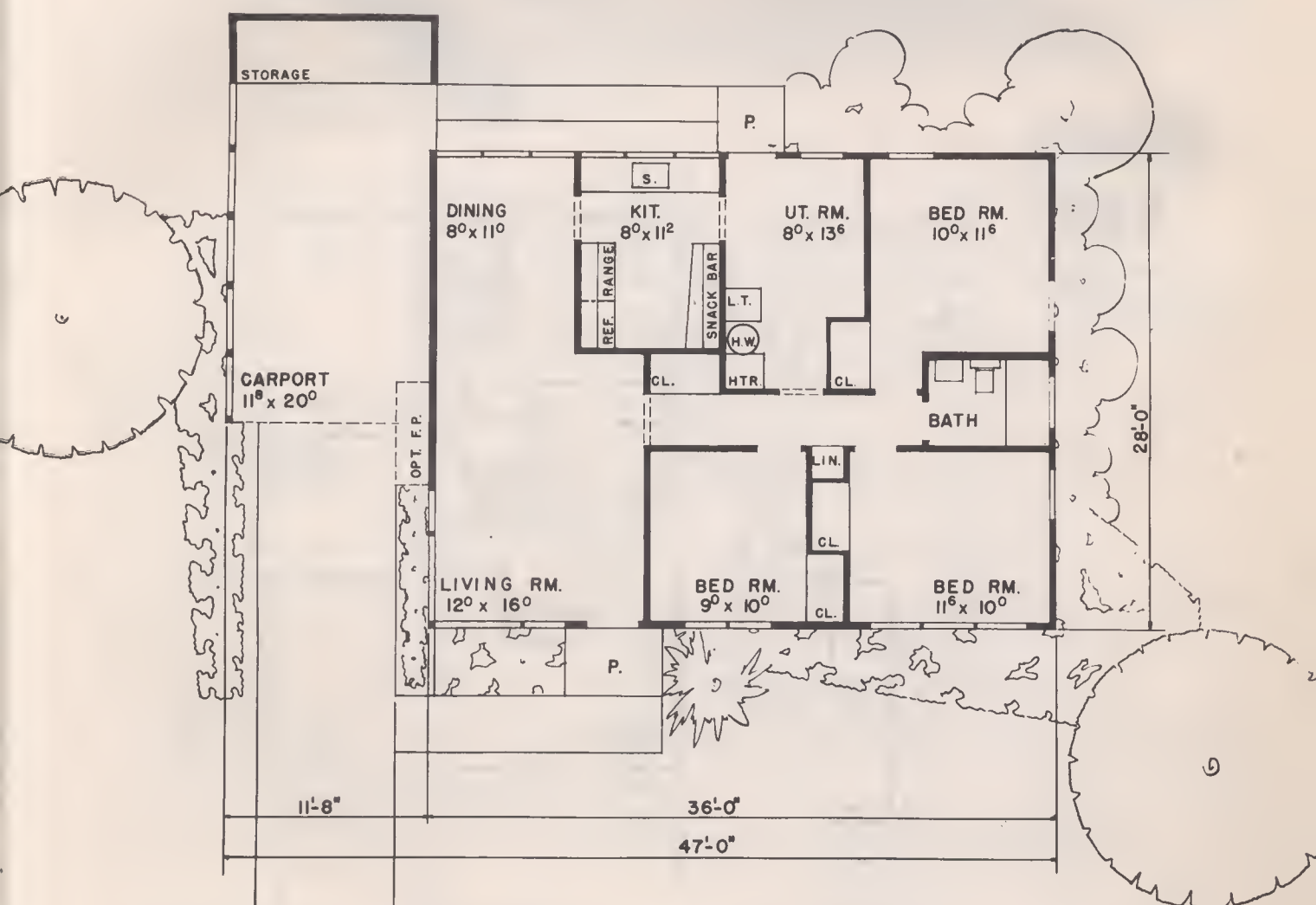
808 SQ. FT.
13,752 CU. FT.



Have you often wondered how much living you could get on your forty foot lot? This two bedroom basement home with an extended eating area in the sliding-door kitchen will provide you with the answer.



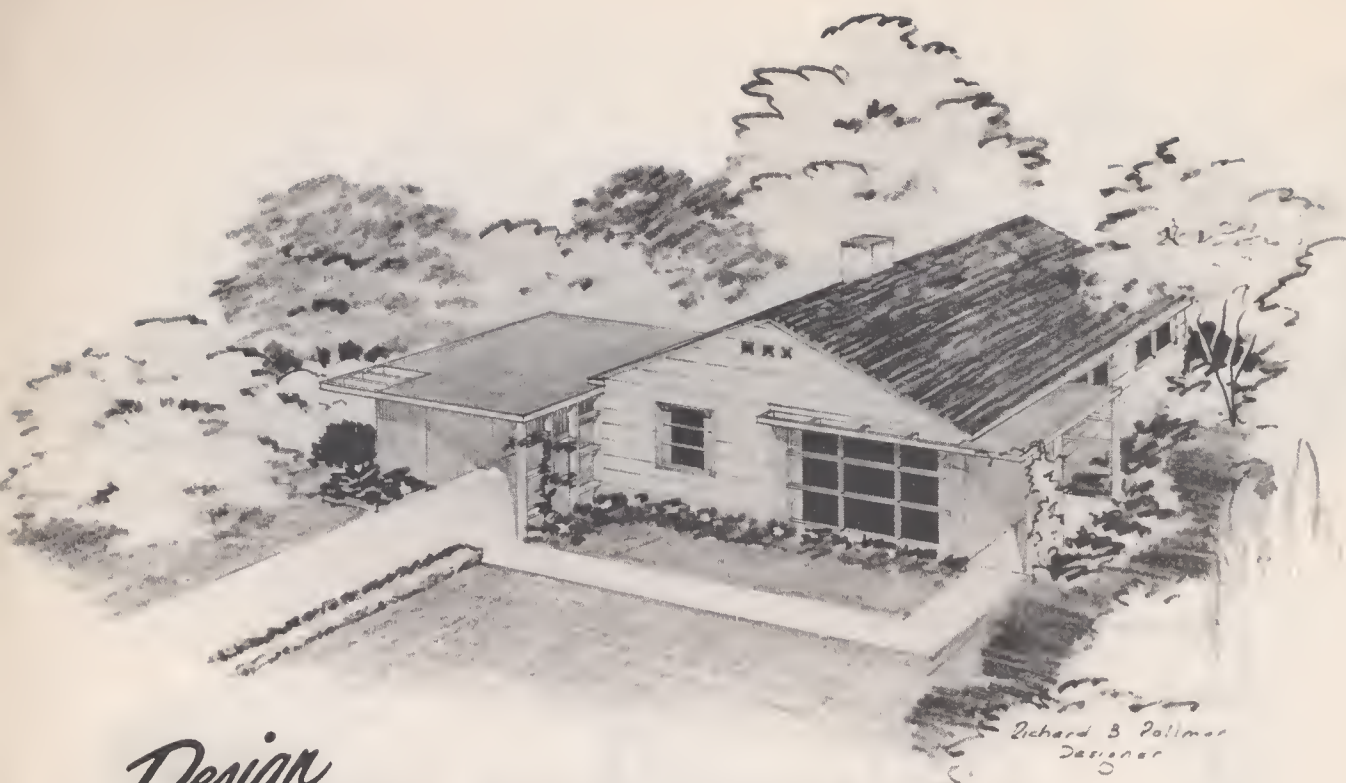
Richard B. Peterson
Designer



In this low-slung hip roof contemporary design, "You can have your cake and eat it too." Despite its economical size, you have such big home features as three bedrooms, a spacious utility room, a kitchen snack bar, and a generous dining-L. The big low windows capture the beauty of the planting area, but still leave extensive living room wall space. Available blueprints also show the exact location of the optional fireplace.

Design 258

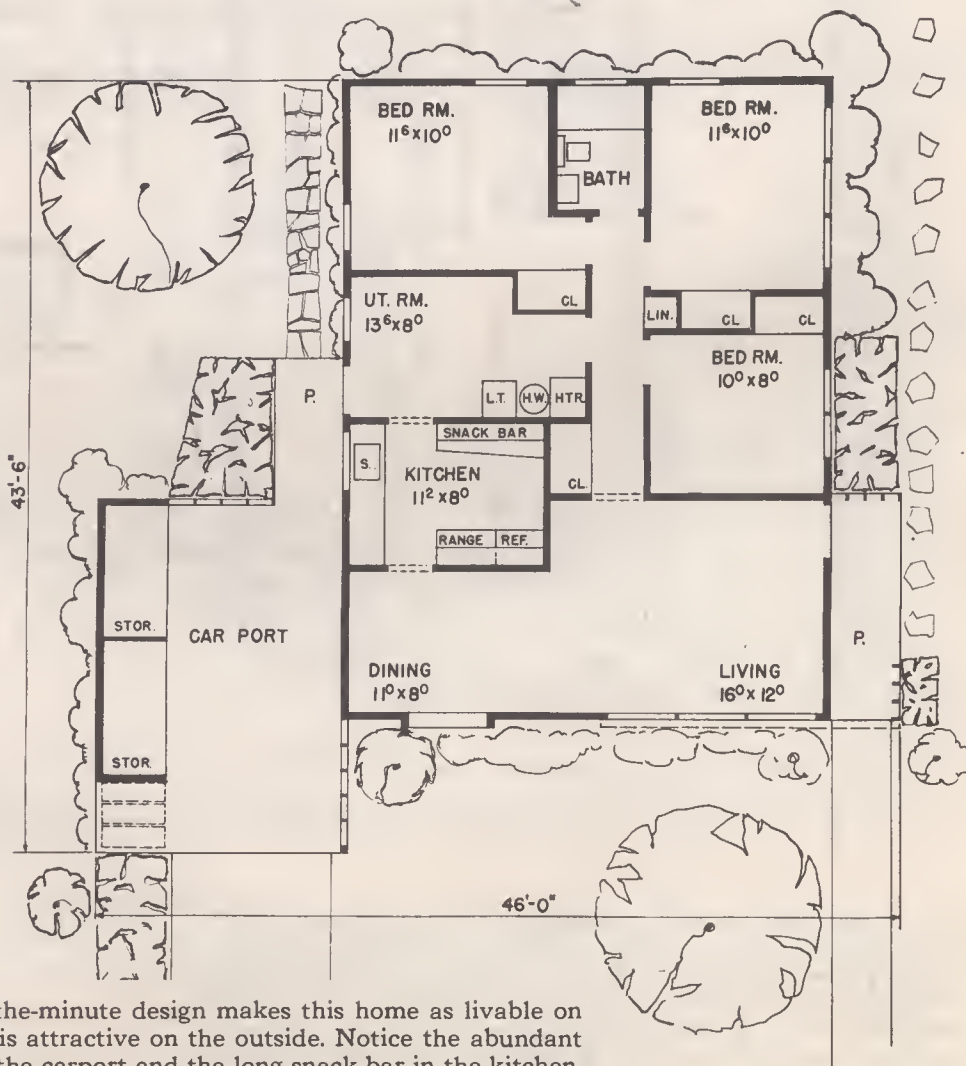
HOUSE—
1,008 SQ. FT.
11,876 CU. FT.
CARPORT—
244 SQ. FT.



Design

259

HOUSE—
1,008 SQ. FT.
12,092 CU. FT.
CARPORT—
202 SQ. FT.

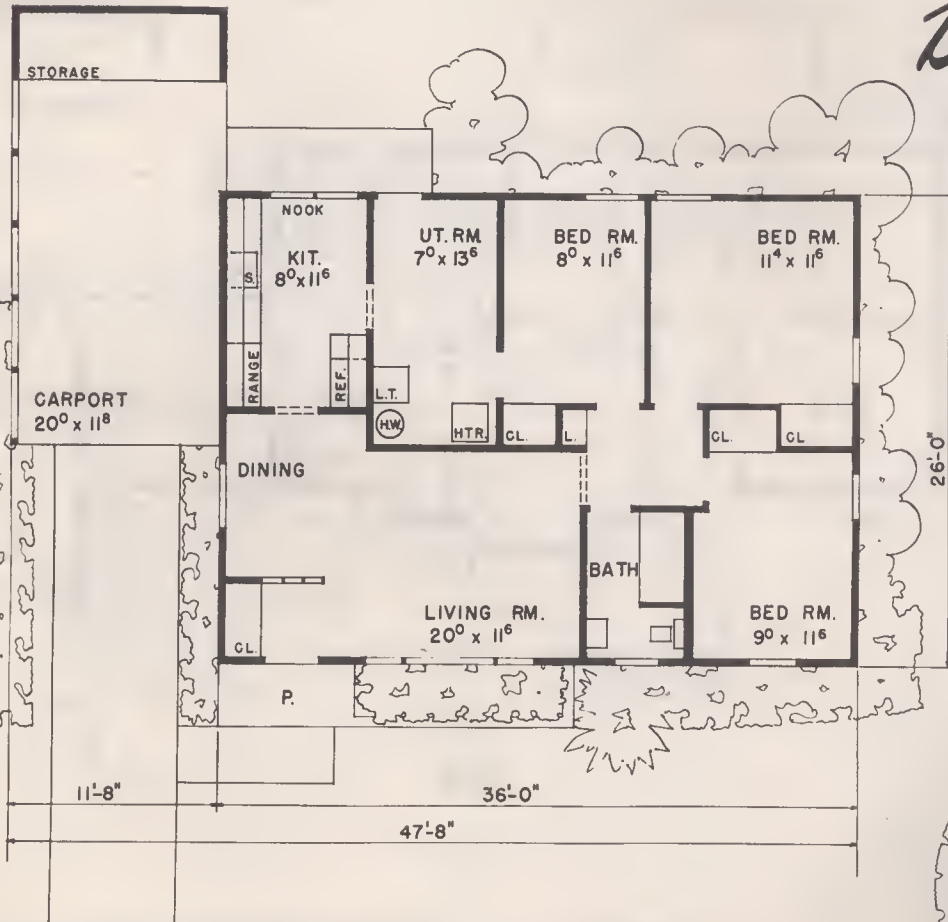


Modern, up-to-the-minute design makes this home as livable on the inside as it is attractive on the outside. Notice the abundant storage area in the carport and the long snack bar in the kitchen. The large windowed area of the living room invites your yard right inside.



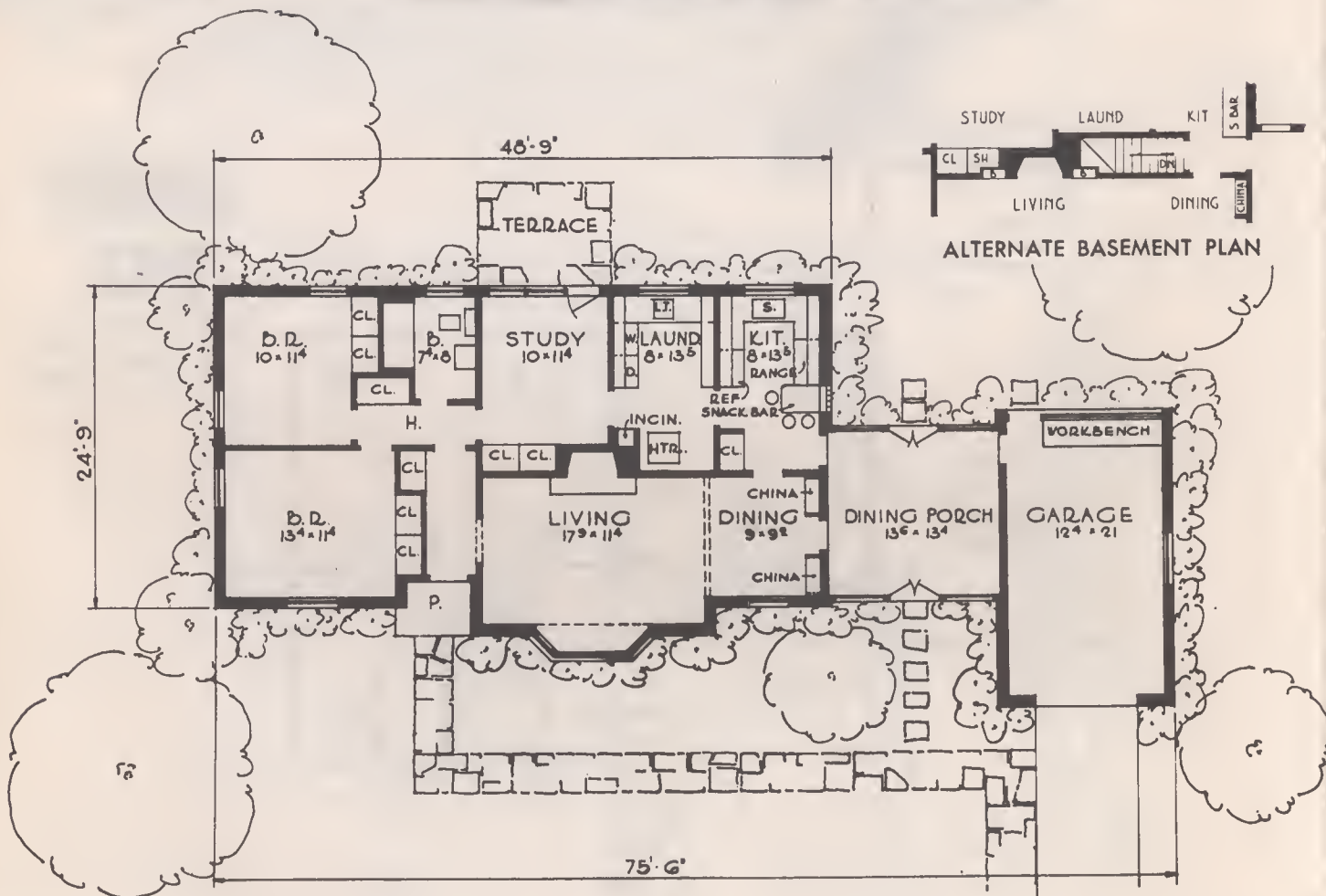
Design 257

HOUSE— 926 SQ. FT.
12,038 CU. FT.
CARPORT— 244 SQ. FT.



A distinctive carport, vertical board siding, a windowed wall, and a long planting box make this home gratifying to the eye. The high-silled windows in the bedrooms assure the most advantageous placing of furniture as well as a maximum of privacy.

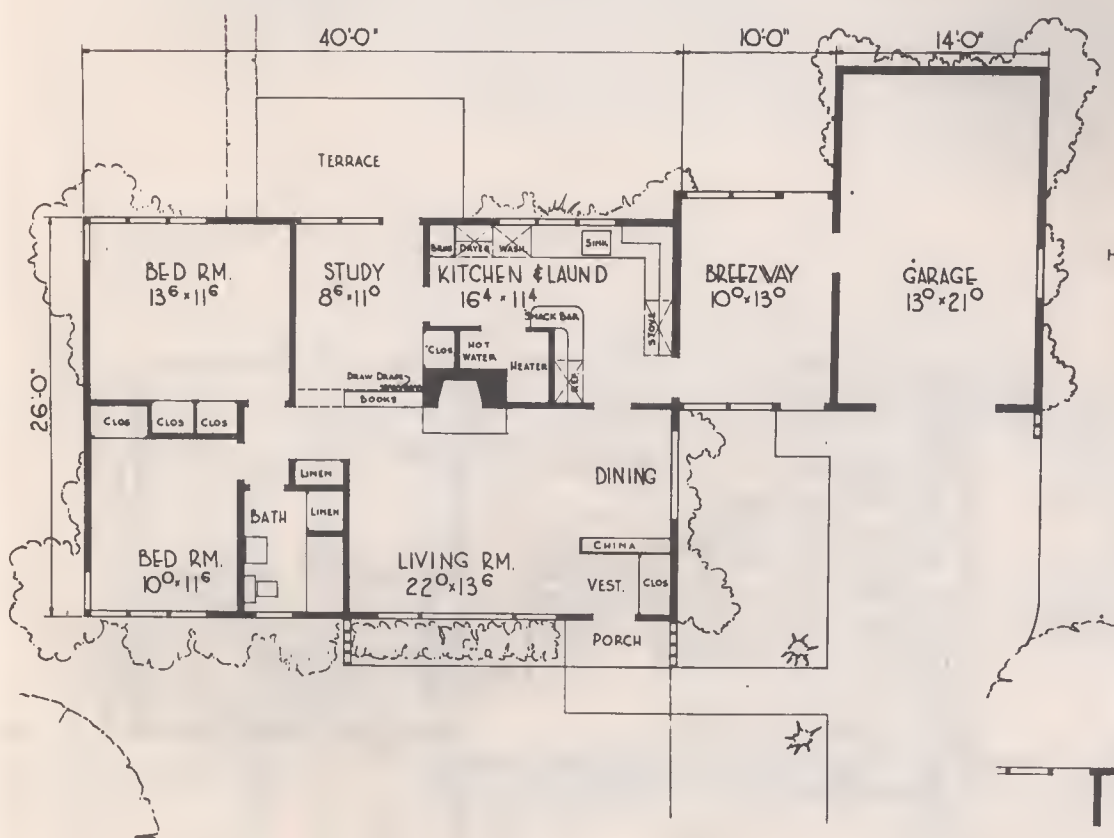
SPECIAL RANCH HOME SECTION



Design 17

HOUSE—
1,235 SQ. FT.
13,630 CU. FT.
OR
19,764 CU. FT.
(WITH BASEMENT)

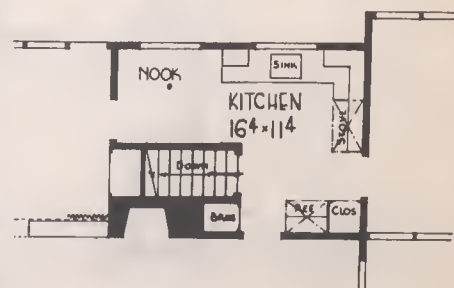
Here is a low slung stone-veneered design to keep you proud of your home for years. Each bedroom has two closets, the enclosed breezeway has many uses, the kitchen has a snack bar, and you have years of **CONVENIENT LIVING**.



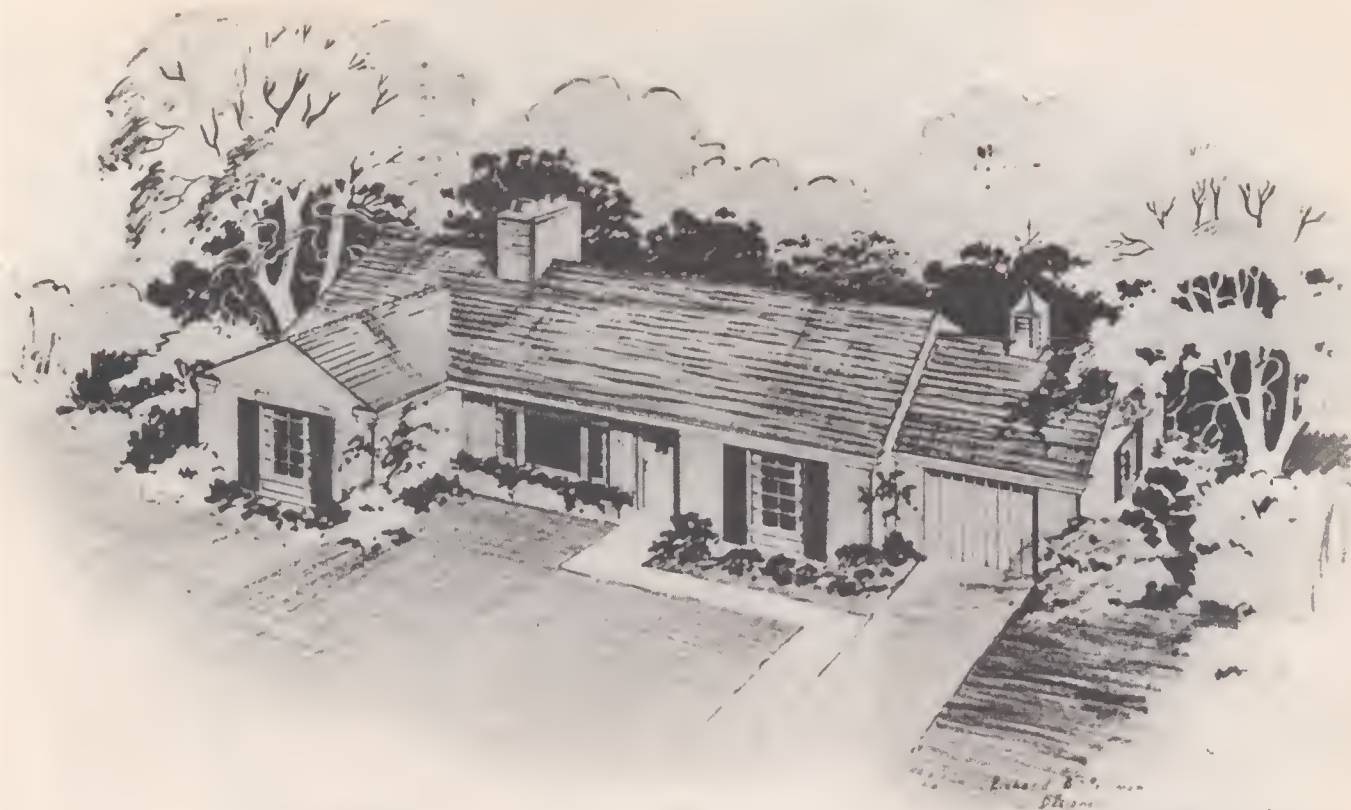
Design 133

HOUSE—
1,040 SQ. FT.
11,480 CU. FT.
OR
17,680 CU. FT.
(WITH BASEMENT)

A draw drape in the study, a snack bar in the kitchen, a fireplace in the living room and a china closet in the dining area will add up to a lifetime of enjoyable living. A basement recreation room version of this plan is included with each set of blueprints you order.



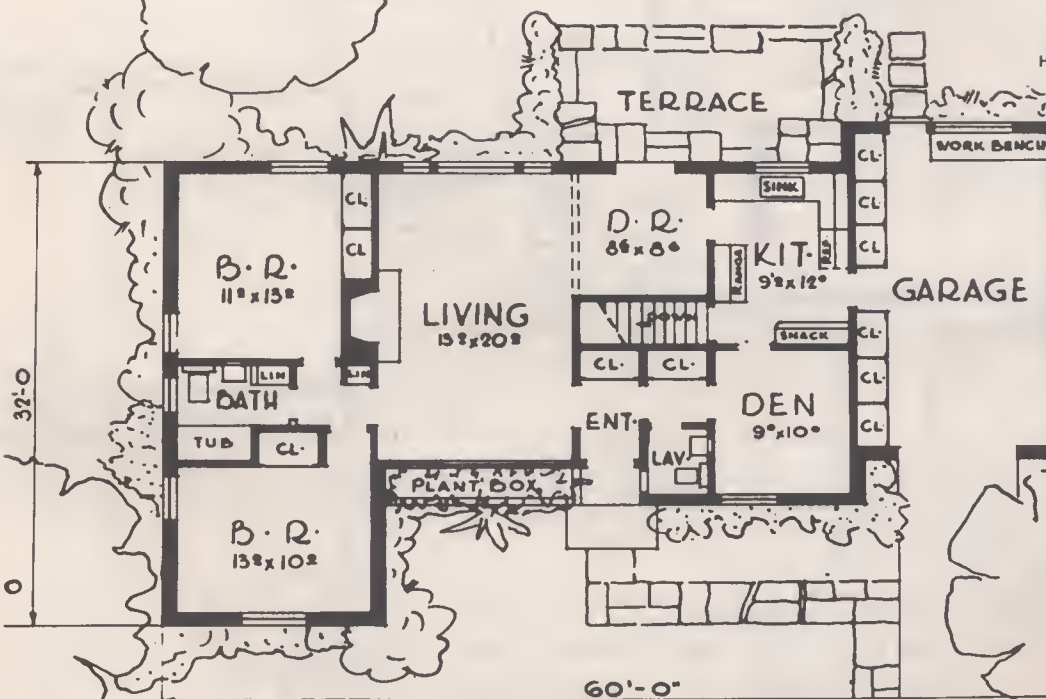
ALTERNATE BASEMENT PLAN



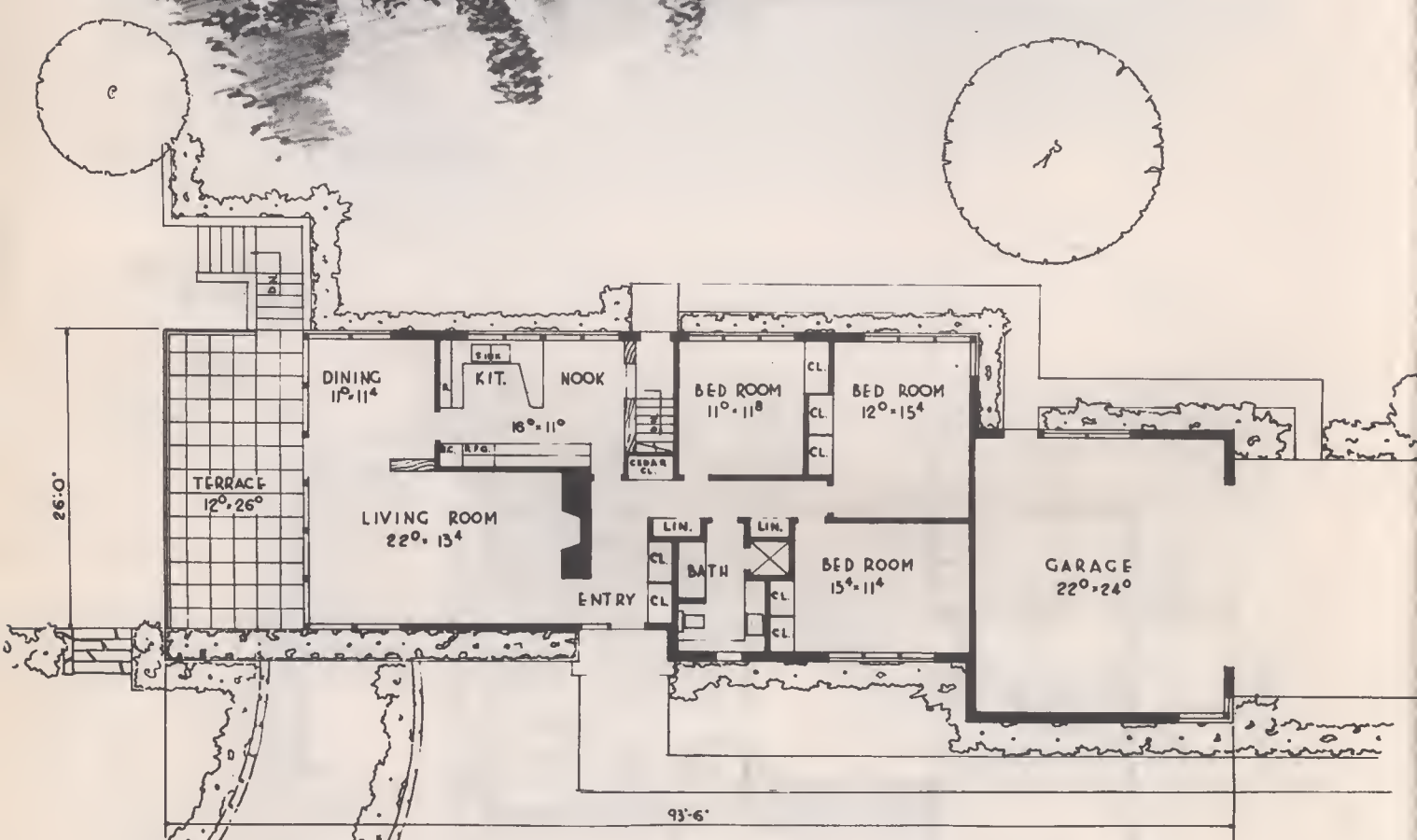
Design

14

HOUSE— 1,170 SQ. FT.
22,234 CU. FT.



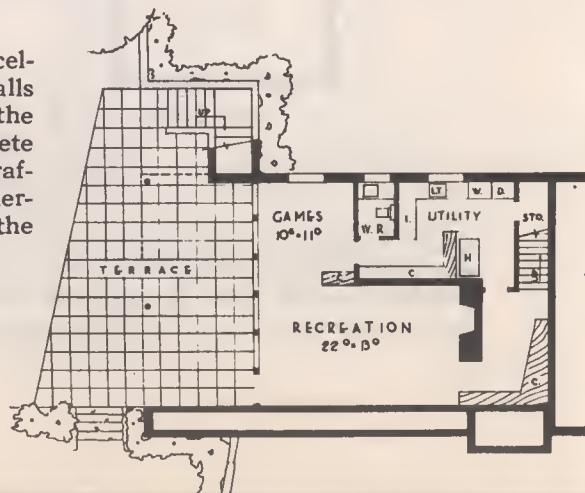
Here is a home incorporating the best of modern design with the finest of the Colonial tradition. The large living room with a fireplace has big windows at each end. The den with the adjoining lavatory and the storage garage are additional focal points.



This contemporary design makes excellent use of a hillside location. Glass walls that overlook the two terraces and the beautiful distant scenery; a complete games-recreation-utility area; good traffic circulation; and a secluded generous bedroom area make this home the "Pride of the Countryside."

Design 150

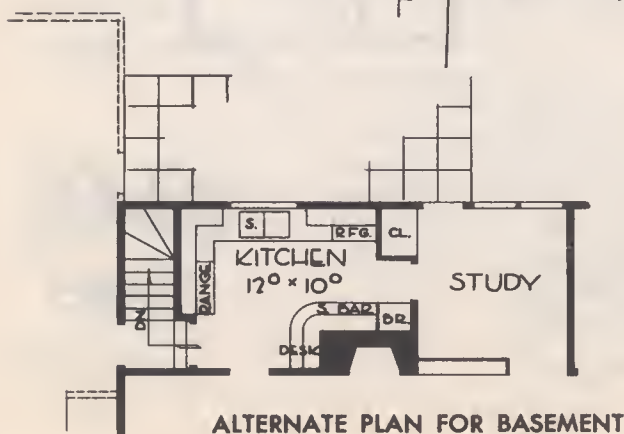
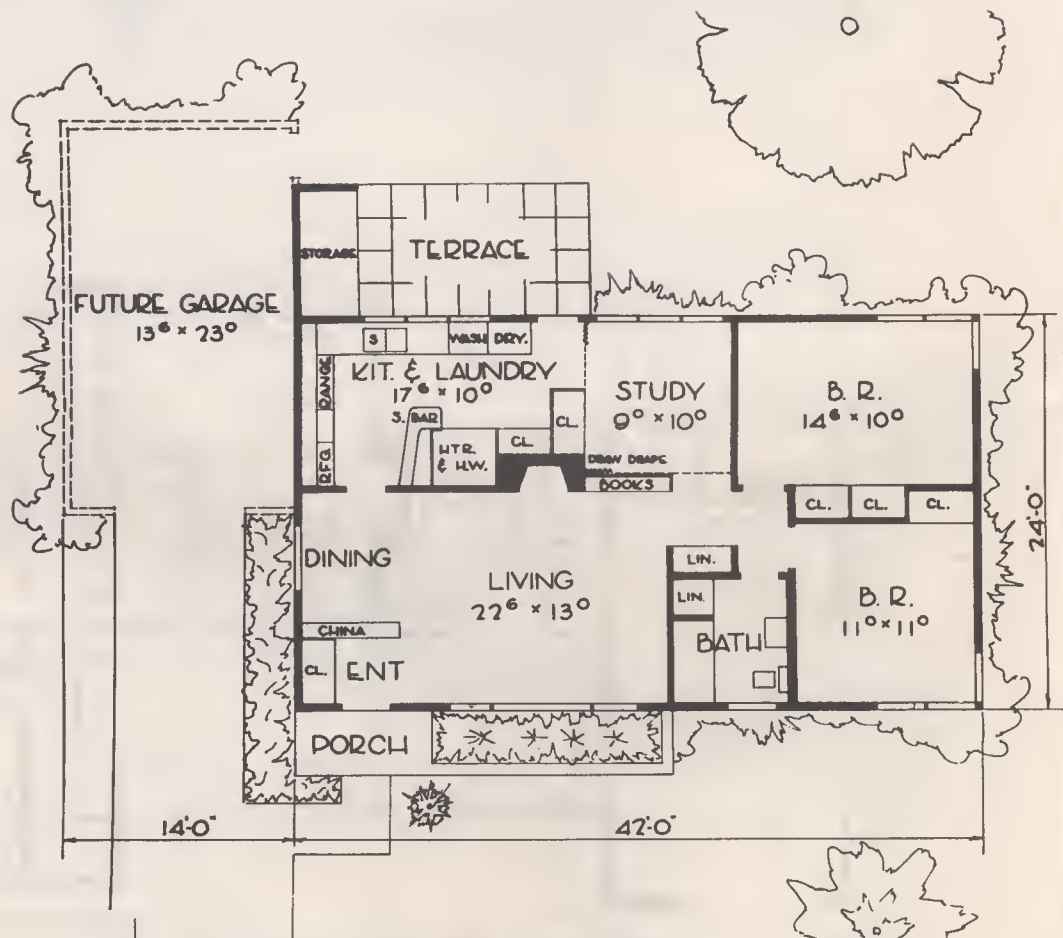
HOUSE—
1,608 SQ. FT.
27,428 CU. FT.





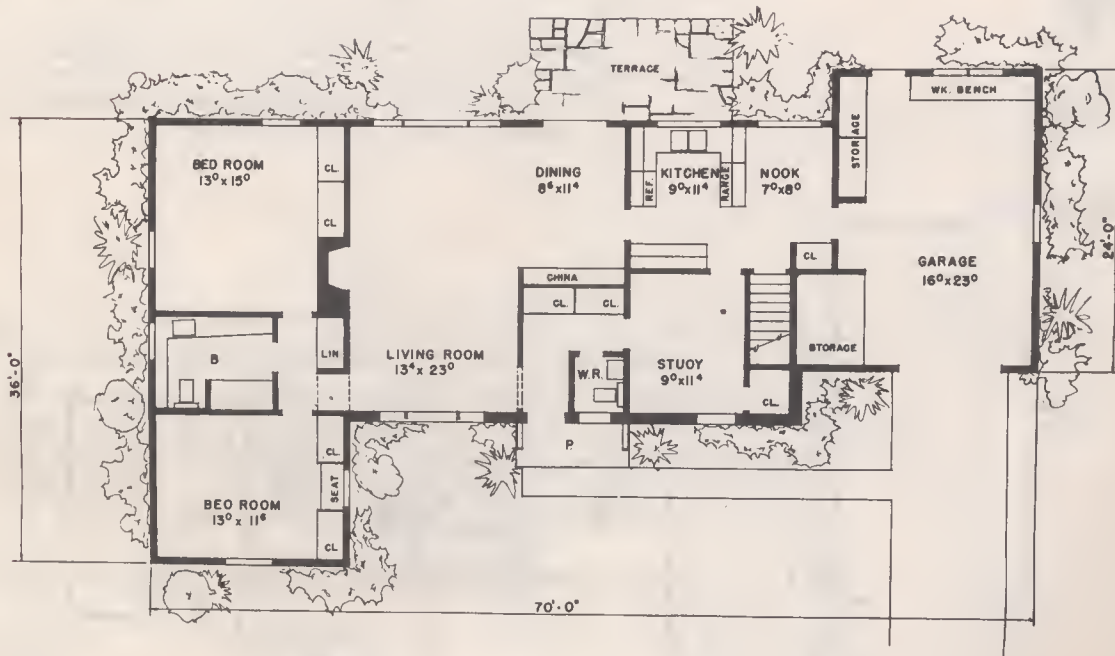
Design 131

1,008 SQ. FT.
18,350 CU. FT.



ALTERNATE PLAN FOR BASEMENT

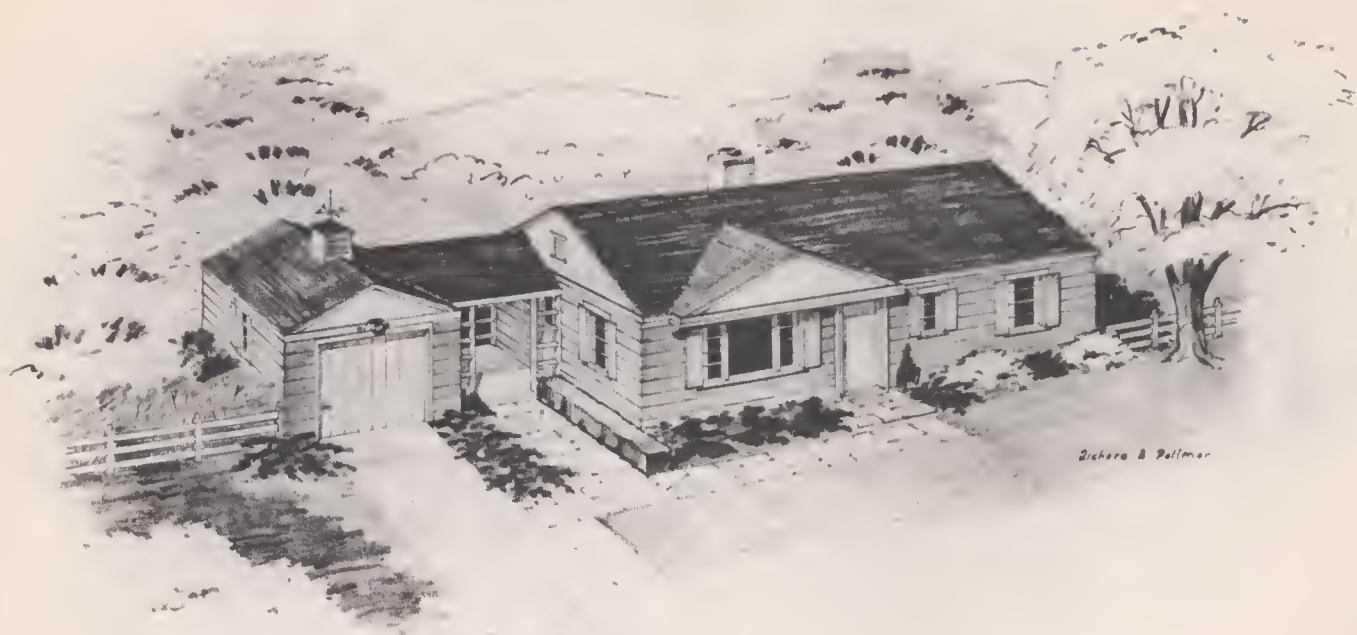
Here is a split fieldstone home that will provide you with the living of a much larger home. Available blueprints show how to build this charming ranch type colonial, both, with or without a basement.



Spacious rooms, generous storage and closet facilities, many useful built-ins, and a washroom and spare bedroom or study combination near the covered front entrance make this basement home adaptable to almost any manner of living.

Design 261

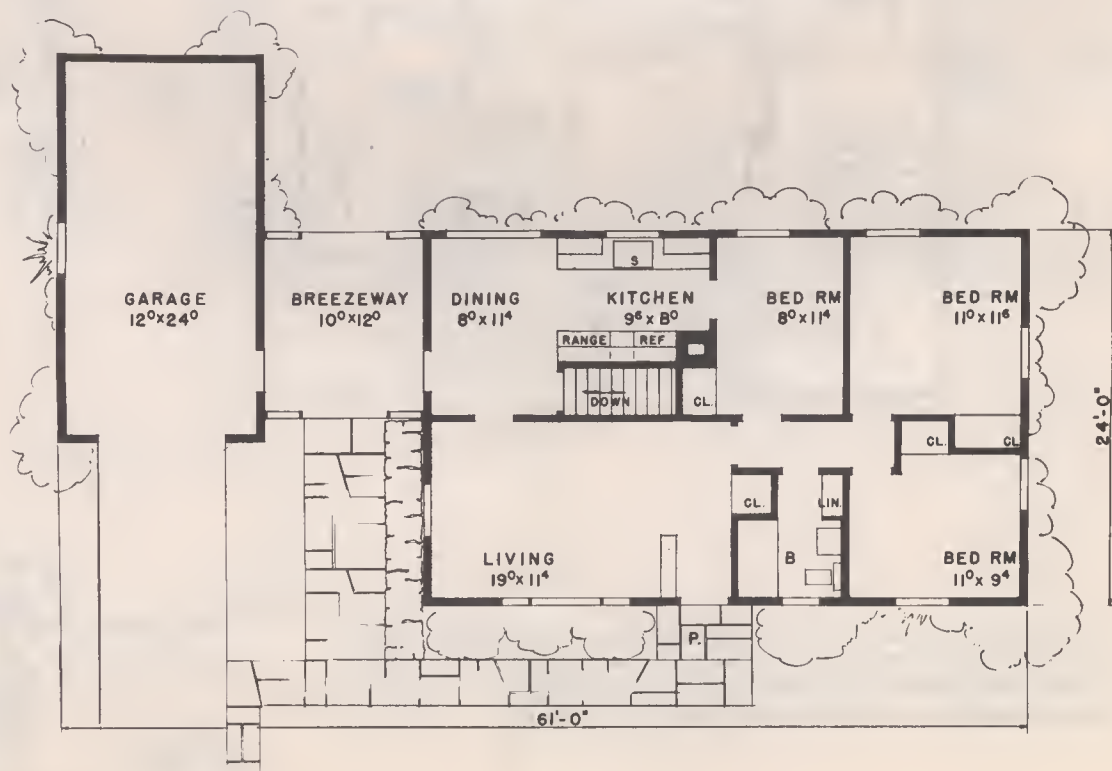
HOUSE—
1,471 SQ. FT.
26,478 CU. FT.
GARAGE—
404 SQ. FT.

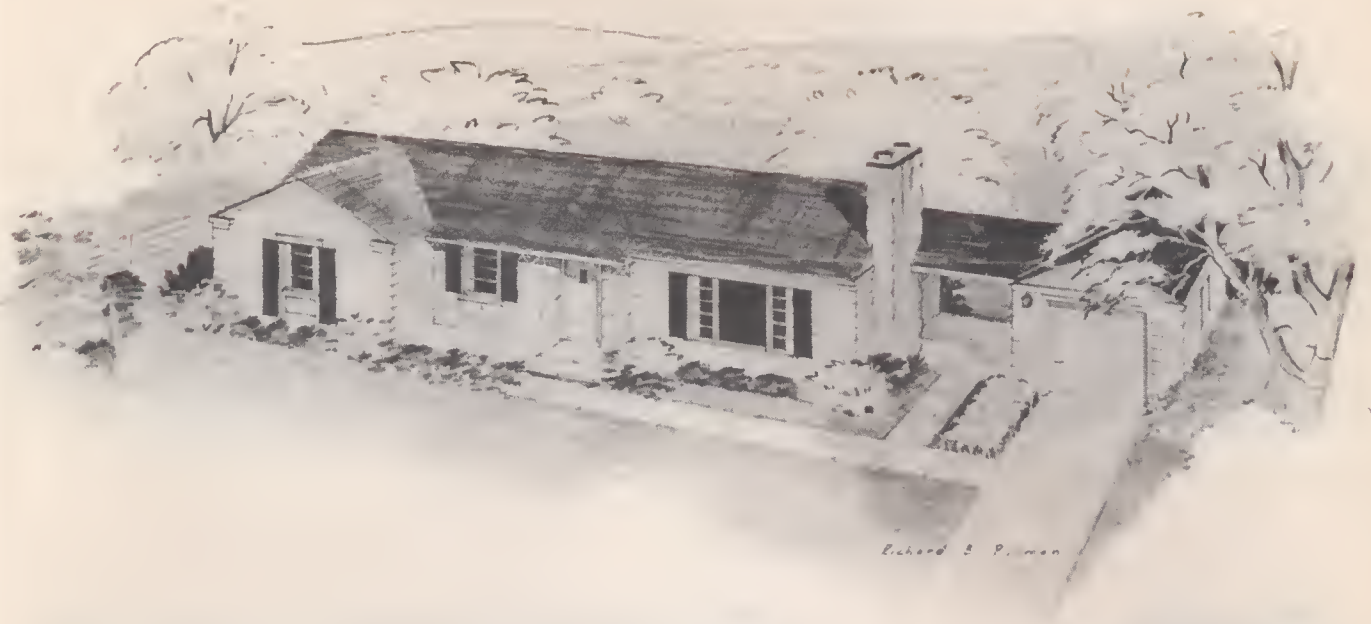


Design 263

HOUSE—
912 SQ. FT.
16,416 CU. FT.
GARAGE—
328 SQ. FT.

This economical-to-build and clean-looking design provides a full basement — an efficient in-line kitchen — and an all-purpose breezeway for years of proud home-ownership.

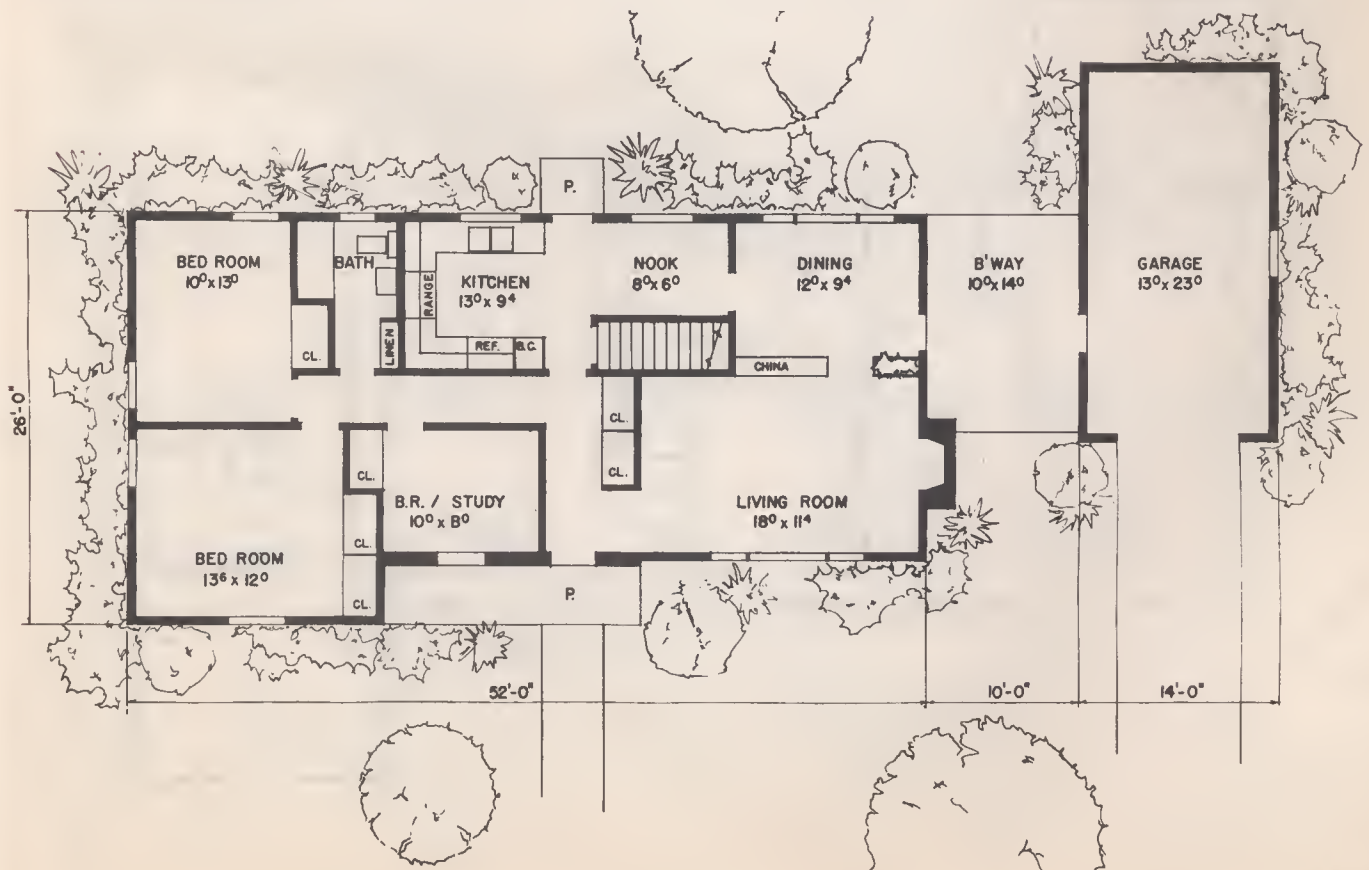




Design 262

An efficient U-shaped kitchen, a roomy breakfast nook, a fire-place, the living room separated from the spacious dining area by a china and indoor planting box, and excellent traffic circulation make this interior one in which you will want to live. The split fieldstone, the picture window and the breezeway enhance its exterior beauty.

HOUSE—1,207 SQ. FT.
20,502 CU. FT.
GARAGE—336 SQ. FT.

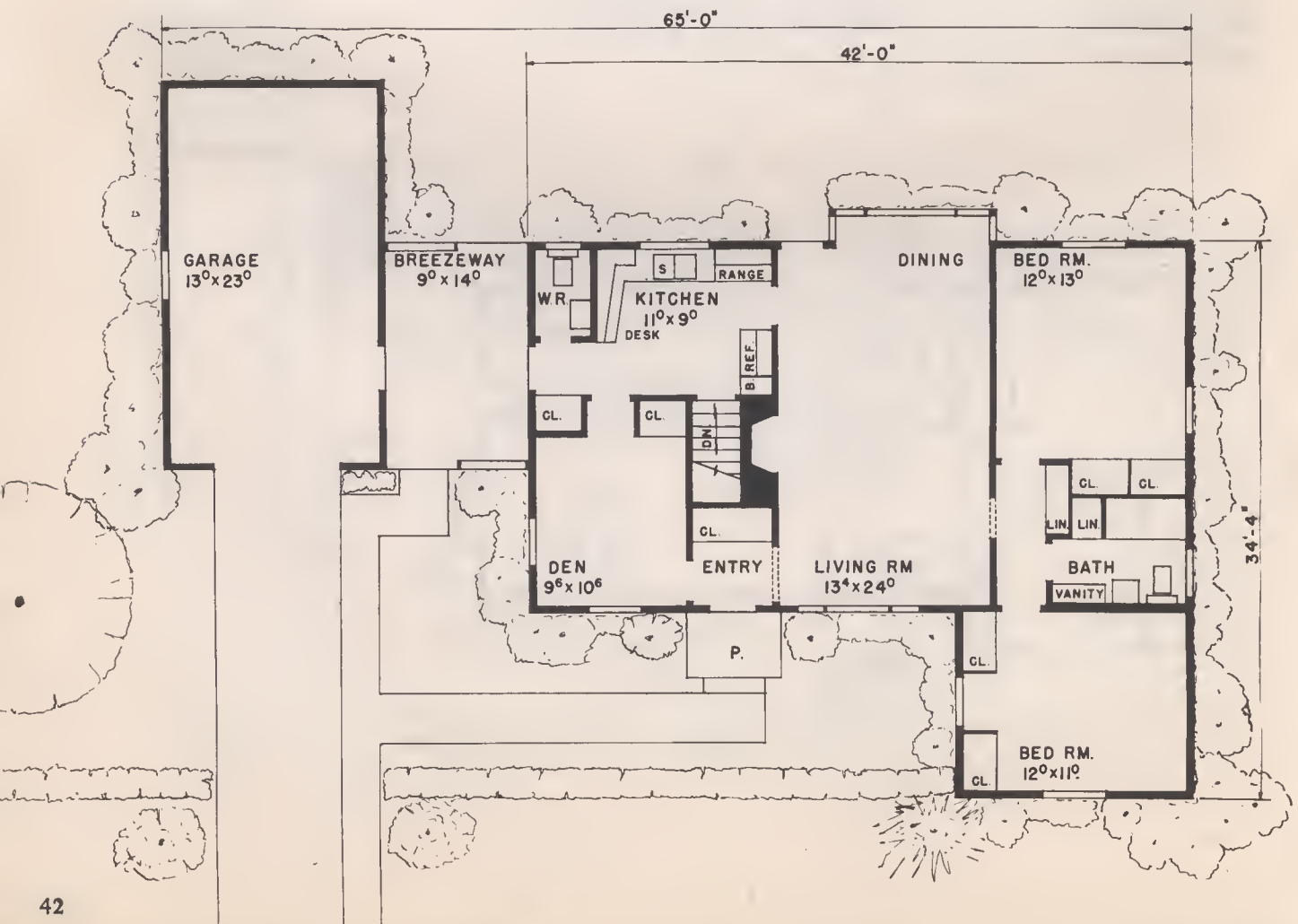




Design 264

HOUSE—
1,142 SQ. FT.
20,482 CU. FT.
GARAGE—
338 SQ. FT.

This neat, clean-cut home will assure you of many years of proud ownership. The breezeway will make your outdoor living enjoyable. With a washroom near the kitchen and a bath between the bedrooms, an often overlooked phase of CONVENIENT LIVING is provided for. Notice the extended glass bay in the dining area.

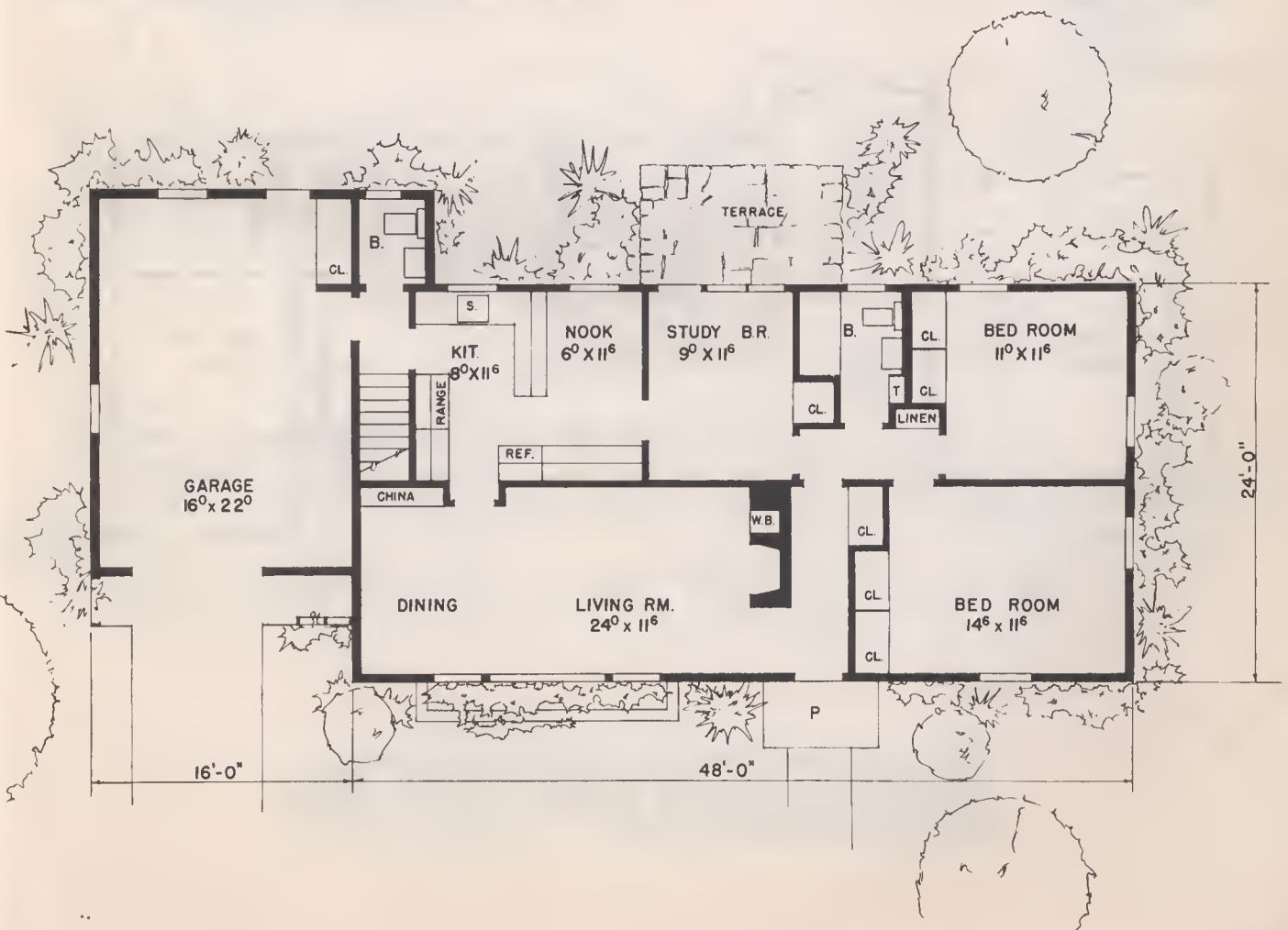




Vertical siding and a large picture window overlooking a long ledgerrock planting box, give this design exceptional appeal. A large nook, a study opening on the terrace, a bathroom plus lavatory, and a sweeping living-dining area puts a warranty of satisfaction on your future.

HOUSE—
1,177 SQ. FT.
21,186 CU. FT.
GARAGE—
368 SQ. FT.

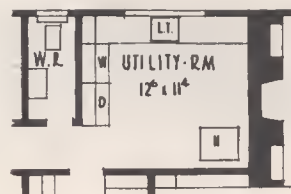
Design 265



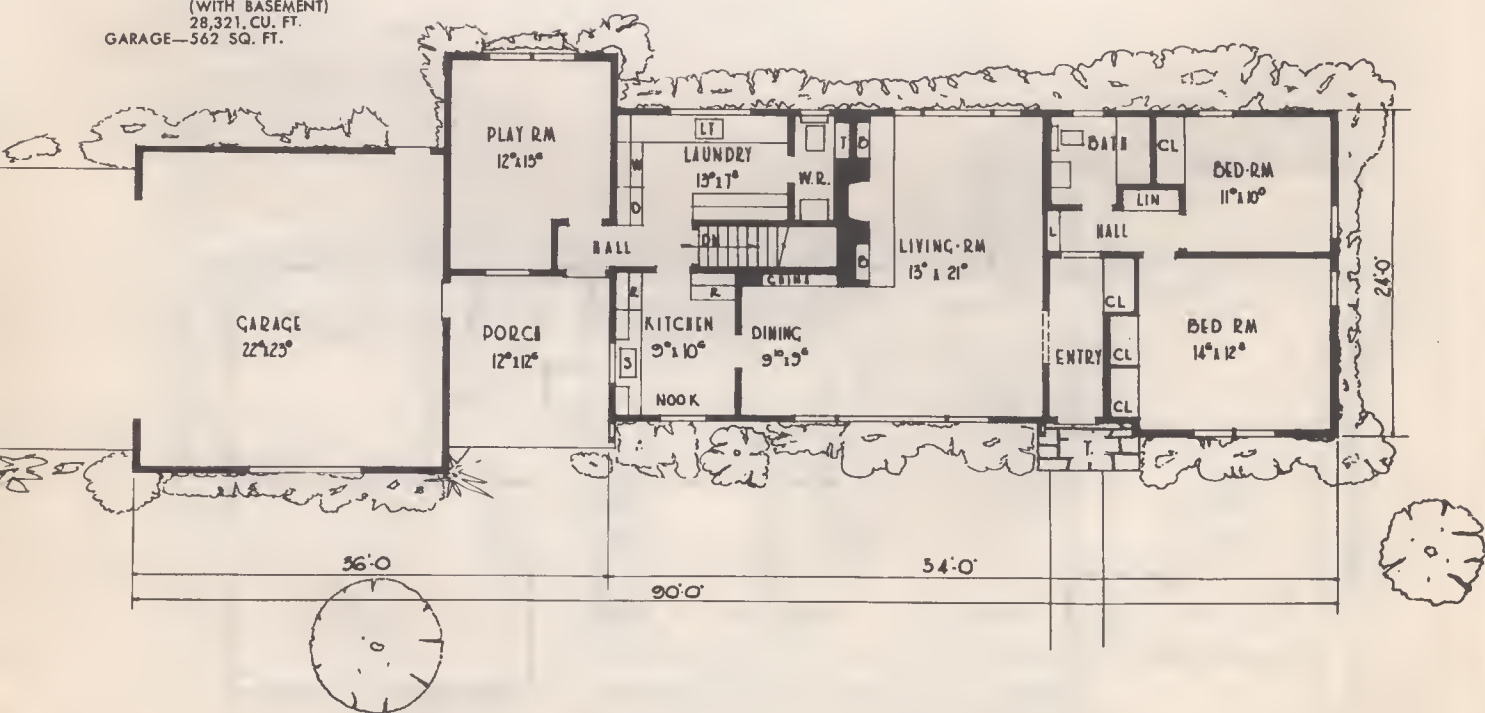


Design 205

HOUSE—(NO BASEMENT)
1,472 SQ. FT.
19,489 CU. FT.
(WITH BASEMENT)
28,321 CU. FT.
GARAGE—562 SQ. FT.



ALTERNATE
NO-BASEMENT PLAN



This captivating design can be built with or without a basement. The spacious living room with the fireplace flanked by built-in bookcases will make your hours of relaxation seem like a dream. The playroom has many uses too.

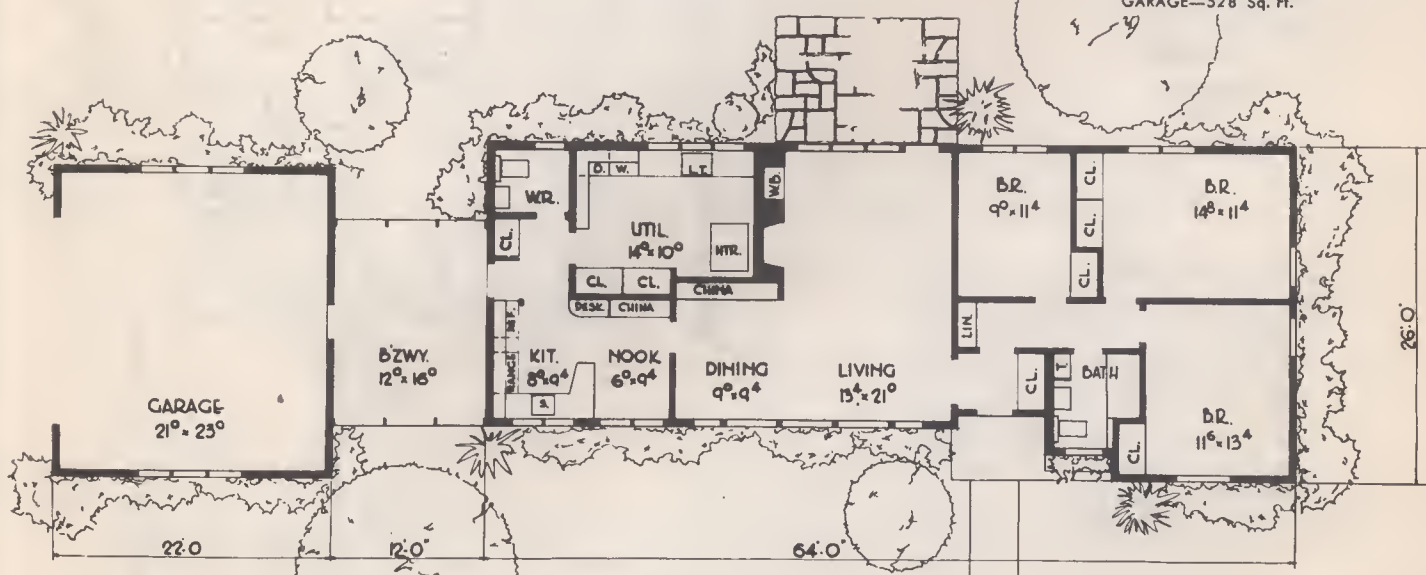


Design 204

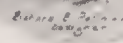


ALTERNATE BASEMENT PLAN

HOUSE—(NO BASEMENT)
1,459 SQ. FT.
17,508 CU. FT.
(WITH BASEMENT)
25,262 CU. FT.
GARAGE—528 Sq. Ft.



A home you will have fun living in! Note how it is laid out into three distinct areas for working, living and sleeping. Details for building this home with or without a basement are shown on the available blueprints.



HOUSE— 1,352 SQ. FT.
14,684 CU. FT.
GARAGE— 386 SQ. FT.

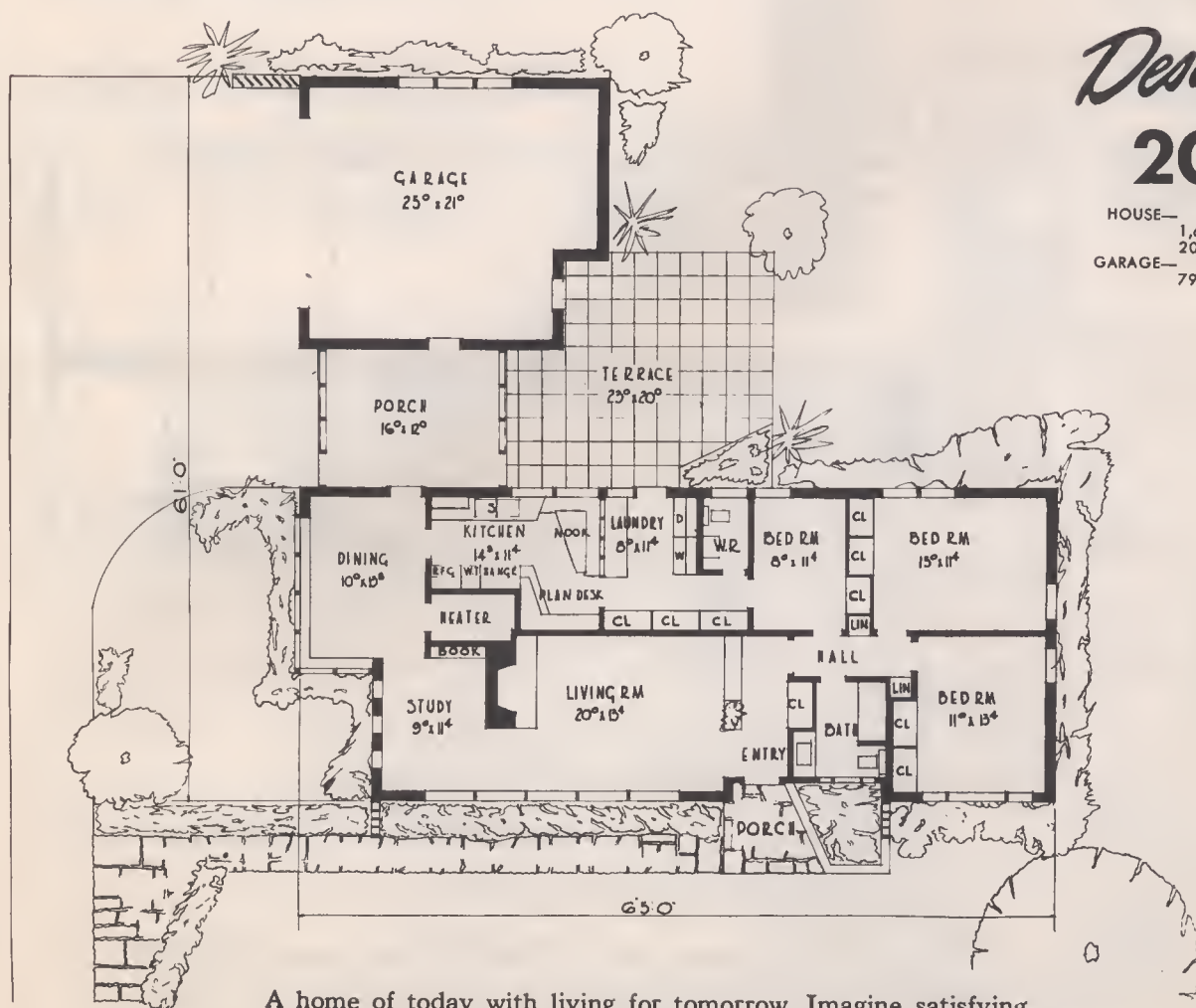
A circular diagram with a central point labeled 'C' and a scalloped outer edge. The diagram is drawn on a light-colored background. The central point is a small circle with the letter 'C' inside it. The outer edge is a series of small, rounded protrusions and indentations, giving it a scalloped appearance. The entire diagram is enclosed within a rectangular frame.





Design 208

HOUSE—
1,674 SQ. FT.
20,084 CU. FT.
GARAGE—
792 SQ. FT.

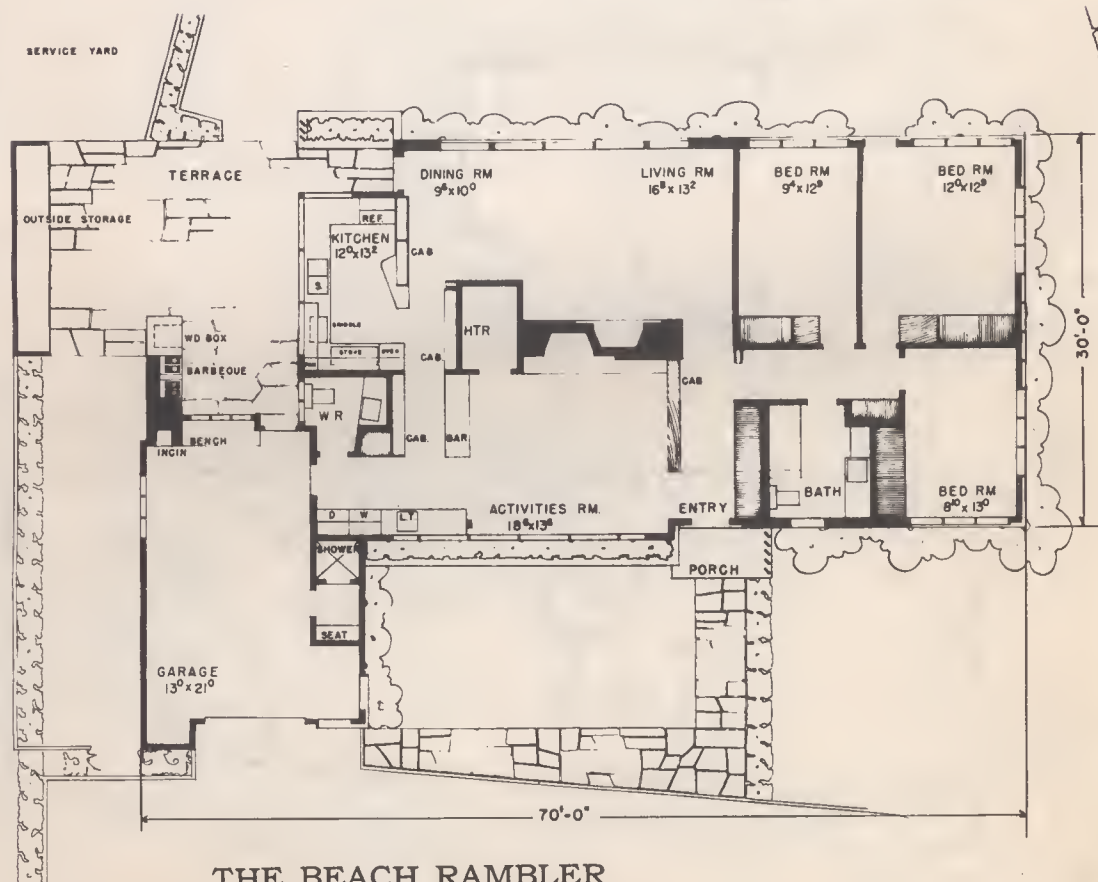


A home of today with living for tomorrow. Imagine satisfying your needs in a home with a kitchen containing a nook and a planning desk; a light and airy dining room; a study; a porch; and a terrace!



Design 256

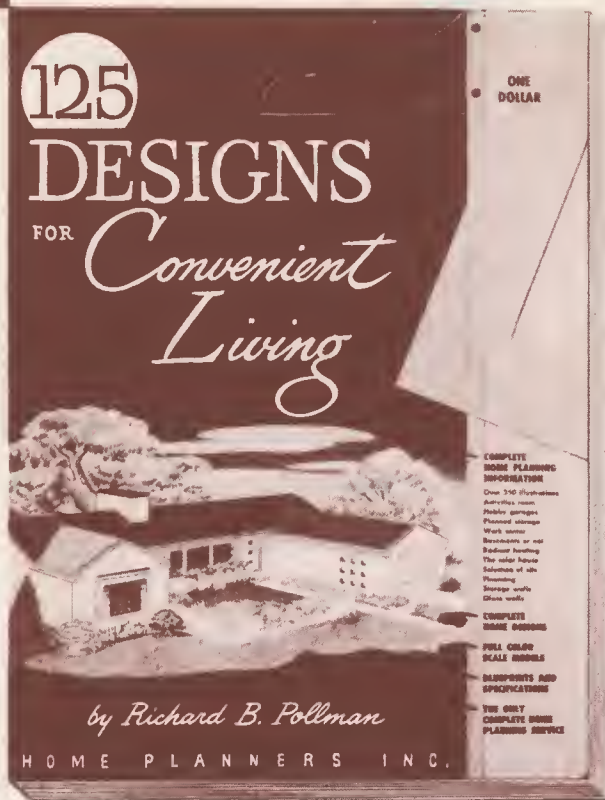
HOUSE—
1,732 SQ. FT.
19,052 CU. FT.
GARAGE—
328 SQ. FT.



THE BEACH RAMBLER

Here is the ultimate in contemporary design and pleasurable living. CONVENIENT LIVING features are rampant throughout this home. Each bedroom has built-in wardrobe closets. The activities room, as well as the living room, has a fireplace. The built-in oven and griddle of the natural wood kitchen are up-to-the-minute. The barbecue terrace and after-bathing shower in the garage provide unexcelled summer enjoyment.

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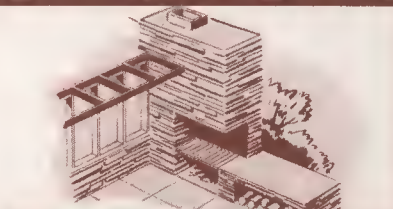
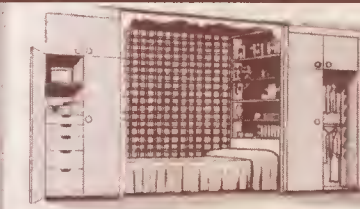
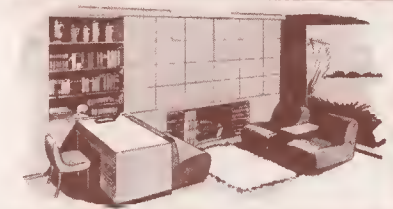
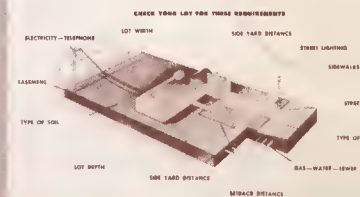
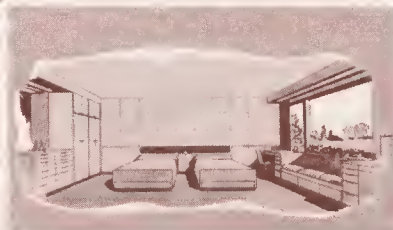
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